



# **‘Boondah Road Precinct’**

**6 Jacksons Road & 10-12 Boondah Road,  
Warriewood**

Planning Proposal

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- Attachment 4: Traffic Impact Assessment prepared by Ason Group
- Attachment 5: Flood Planning Assessment prepared by Calibre Consulting
- Attachment 6: Biodiversity Constraints Assessment prepared by Travers Consulting
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- Attachment 8: Geotechnical and Groundwater Consideration prepared by Douglas Partners

# Executive Summary

## 1.1 Summary

This Planning Proposal has been prepared on behalf of the owners of 6 Jacksons Road and 10-12 Boondah Road, Warriewood ('the site') and seeks to rezone the site to permit four (4) storey residential flat buildings and active open space.

The site is located within the Northern Beaches local government area (LGA) and is within the Warriewood Valley urban release area.

The site is adjacent to the existing Warriewood Centre formerly known as Warriewood Square retail centre and the district active recreation area of Boondah Road. The Planning Proposal seeks to facilitate a rezoning of the subject land to permit development of 10-12 Boondah Road for residential flat buildings. 6 Jacksons Road would become active open space.

The Planning Proposal is based upon a Masterplan for the Boondah Precinct prepared by The Buchan Group which provides for integration with the Boondah Road Precinct. The Masterplan contemplates development of four (4) storey residential flat buildings to a scale and density similar to the land adjoining to the north. The land which is known as 6 Jacksons Road is proposed to be dedicated to Council for open space purposes and embellished to accommodate two (2) new sportsfields, including a synthetic surface soccer field.

The masterplan has been prepared informed by flood assessments, bushfire management assessment, and flora and fauna impacts. The concept provides an ecological buffer to the Warriewood Wetlands and to Narrabeen Creek. The concept yields 120 dwellings.

The flood management considerations have addressed the PMF flood levels and the strategies to mitigate flood impacts through a balanced cut and fill approach.

The concept has responded to the environmental attributes of the precinct in relation to riparian corridors, bushfire hazard planning and flora and fauna impacts. The development concept is predicated on a no net loss of flood storage basis and provides for habitable floor levels and residential car parking to be above or protected from the identified Probable Maximum Flood (PMF) level of 4.0m AHD for the locality. Emergency flood evacuation would be via a raised Boondah Road to the north. Boondah Road is also raised as a result of development consents on land to the north of the subject land. The carriageway would be raised to serve the proposed development.

The flood management strategy adopts Council's flood planning levels and does not propose or require any permanent opening of Narrabeen Lagoon.

The site has been demonstrated to be suitable for residential development and the submission provides an analysis of the physical and strategic planning constraints and opportunities of the site.

This Planning Proposal seeks commencement of the statutory process to rezone the site to zone R3 Medium Density Residential and RE1 Public Recreation.

Support for this Planning Proposal is based on the following circumstances and merits:

- Infill urban development opportunity

The redevelopment of the site represents an opportunity to provide housing opportunities in a location that is well located to access existing retail and commercial facilities. The concept demonstrates the opportunities available to augment the existing open space areas immediately adjacent to the site to increase the provision of active open space via a Voluntary Planning Agreement (VPA) offer.

- Consistency with the adjoining development

The site is an extension to the adjoining residential development in the Warriewood Valley urban release area to the north. The concept enhances the open space network and retains and enhances creekline corridors and buffers to the Warriewood wetlands. The Planning Proposal represents an opportunity to deliver a compatible urban infill providing additional housing opportunities which will be well located to employment, services, education, recreation and transport facilities.

- Consistency with the planning framework

The Planning Proposal is consistent with the Greater Sydney Region Plan, the North District Plan, the Pittwater Local Planning Strategy 2011 and the Warriewood Valley Planning Framework 2010, and the Warriewood Valley Strategic Review 2013 and 2018 Addendum.

- Development constraints

The Planning Proposal is supported by an analysis of the opportunities and constraints of the site in particular the urban design, environmental, natural hazard and transport context of the site. The site is identified as bushfire prone land and subject to flooding. The concept has been designed having regard to these constraints. Similarly, the concept has had regard to environmental constraints and accommodates riparian corridors and buffers to environmentally sensitive lands.

- Transport and Connectivity Improvements

The Planning Proposal has the potential to provide accommodation that is well located within a 10 minutes' walk to bus transit provided by the B-Line.

## 1.2 Recommendations

It is recommended that arising from the consideration of this Planning Proposal, Northern Beaches Council resolve to support the rezoning as detailed in this Planning Proposal and forward the Planning Proposal for a Gateway Determination to undertake the following:

- Amend the Land Zoning Map to show the site as part R3 Medium Density Residential, and part RE1 Public Recreation zone in accordance with the configuration shown on the attached proposed Zoning Plan;
- Impose a building height of 15m on the Height of Buildings Map in accordance with the configuration shown on the attached proposed Height of Buildings Plan;
- Delete the land from the Minimum Lot Size map; and
- Amend Clause 6.1(3) of the Pittwater Local Environmental Plan (PLEP) 2013 to reflect the development potential of the land as a sector within the Warriewood Release Area with a yield of 110 to 130 dwellings.

## 2.0 Introduction

### 2.1 Overview

This Planning Proposal has been prepared on behalf of the landowners, being Henroth Investments Pty Ltd (representing Cassius Investments Pty Ltd, Henry Fraser Pty Ltd and Henlen Pty Ltd).

The landholdings comprise lands known as:

- 6 Jacksons Road; and
- 10-12 Boondah Road, Warriewood.

The Planning Proposal provides the justification for the rezoning of the land which is within the LGA of Northern Beaches Council.

This Planning Proposal seeks commencement of the statutory process to rezone the site from RU2 Rural landscape under PLEP 2014 to R3 Medium Density Residential and RE1 Public Recreation under PLEP 2014.

It is envisioned that the redevelopment would accommodate four (4) storey residential flat buildings to integrate with existing and adjoining development.

The Planning Proposal has been prepared in accordance with the Department of Planning and Environment (DP&E) Guideline *A Guide to Preparing Planning Proposals* dated December 2018 and *A Guide to Preparing Local Environmental Plans* dated April 2013.

The consideration of the proposed amendment to PLEP 2014 could be undertaken as a standalone matter.

The Planning Proposal in the following chapters details the merits of the proposed rezoning and has been structured in the following manner:

- Section 2.0 provides a description of the site and its context, including identification of the land to which the proposed rezoning applies and existing development;
- Section 3.0 is the Planning Proposal and is provided consistent with the matters to be considered in the guide to preparing Planning Proposals;
- Section 4.0 provides the conclusions and recommendations to proceed with the Planning Proposal to Gateway Determination and amendment of PLEP 2014;
- Attachment 1 provides a consideration of the consistency of the Planning Proposal with State Environmental Planning Policies; and
- Attachment 2 provides a consideration of the consistency of the Planning Proposal with the Section 9.1 Directions.

## 2.2 Supporting Plans and Documentation

This Proposal has been prepared with input from a number of technical and design documents which have been prepared to accompany the application. These documents are included as Attachments to this report and are identified in Table 1.

Document name	Prepared by
Consistency of Planning Proposal with Relevant SEPPS	SJB Planning
Consistency of Planning Proposal with S9.1 Ministerial Directions	SJB Planning
Urban Design Report	The Buchan Group
Traffic Impact Assessment	Ason Group
Flood Planning Assessment	Calibre Consulting
Biodiversity Constraints Assessment	Travers Consulting
Bushfire Management Assessment	Travers Consulting
Geotechnical and Groundwater Consideration	Douglas Partners

Table 1: Plans and documents prepared to accompany this Planning Proposal



## 3.0 Site Description and Context

### 3.1 Overview

This chapter describes the location of the site, existing development on the land, the current planning framework, and the relationship of the area to the applicable North District Plan.

### 3.2 Site Context and Locality

The area that is the subject of this Planning Proposal is shown in Figure 1.

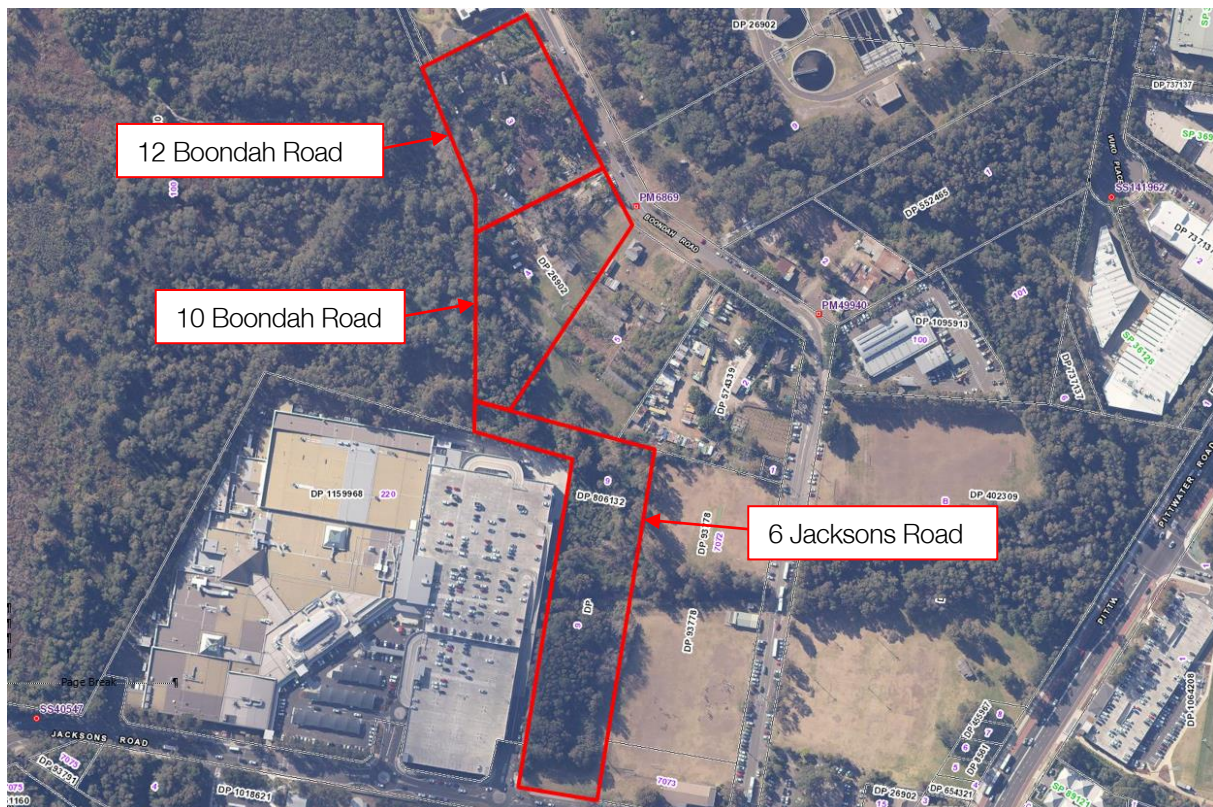


Figure 1: Aerial view of the site and surrounds (Source: SIX Maps)

The site is located in the southern fringes of the Warriewood Valley urban release area within the Northern Beaches local government area (LGA).

The land is a pocket of currently zoned RU2 Rural Landscape land located adjacent to commercial development (Warriewood Centre) recreation land (Boondah sports fields) environmental protection lands (Warriewood wetlands), regional infrastructure (Warriewood Sewage Treatment Plant (STP)) and residential land (residential development on Macpherson Street and Boondah Road)

3.3 Site Context

3.3.1 Outline

The context of the site is currently predominantly urban in character against a backdrop of the Warriewood wetlands to the west. Warriewood Valley has been undergoing change from a former intensive agricultural area to a predominantly residential locality. The Southern Buffer area has been delayed for redevelopment initially due to the desire to provide a buffer to the Warriewood STP.

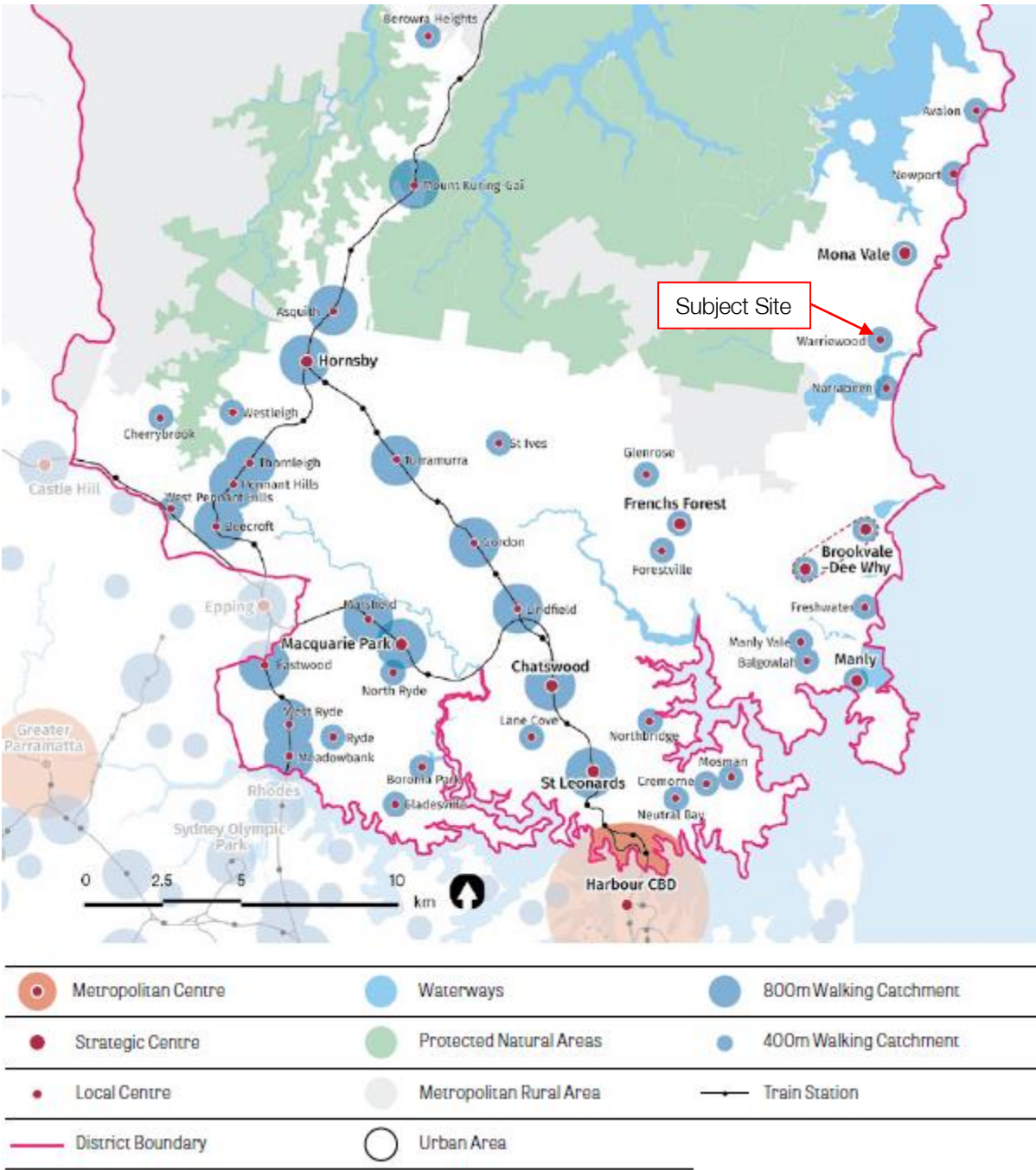


Figure 2: Extract from North District Plan – Figure 13. North District – centres

The subject site is, as shown in Figure 2, within the walkable catchment of the Warriewood Local Centre.

### 3.3.2 Warriewood Valley Urban Land Release

The Warriewood Valley urban release area has been progressing since the mid 1990s. Warriewood Valley and the yet to be released Ingleside, are significant contributors to the extra dwellings required for the Northern Beaches LGA identified in the North District Plan.

A review of the undeveloped lands within Warriewood Valley known as the Warriewood Valley Strategic Review (WVSR) was completed as a joint project between Council and the DP&E.

The review sought to:

- Identify appropriate development controls for the Warriewood Valley area;
- Investigate opportunities to create a new employment/retail/commercial area in the Southern Buffer; and
- Review and provide recommendations for dwelling numbers for undeveloped land in Warriewood Valley having regard to environmental constraints and the needs of the local and wider population.

The review recommends that future investigation by landowners, individually or collectively, must address the constraints and opportunities highlighted in the review.

This request for a Planning Proposal is consistent with the Strategic Review outcomes being supported by:

- An urban design analysis and Masterplan;
- Ecological assessment;
- Bushfire impact assessment;
- Flood impact assessment;
- Traffic and transport analysis; and
- Geotechnical assessment;
- Groundwater impact assessment; and

### 3.4 The Site

The land that is the subject of the Planning Proposal is located within the Northern Beaches Council LGA. The land is owned and controlled by Henroth Investments Pty Ltd and comprises three (3) allotments of land with real property descriptions of:

Address	Real Property Description
10 Boondah Road	Lot 4 DP 26902
12 Boondah Road	Lot 3 DP 26902
6 Jacksons Road	Lot 9 DP 806132

Table 2: Real property descriptions of the subject sites

The lots are generally regular in shape individually and have a combined area of approximately 35,582m<sup>2</sup>.

The land has historically been used for intensive agricultural uses but is now predominantly used for residential purposes and storage. The sites are neglected, with dense vegetation to the rear of the site adjacent to the Warriewood wetlands

6 Jacksons Road which contains predominantly swamp oak forest trees and share a long north-south boundary with the Warriewood Square retail centre.



### 3.4.1 Site Considerations

#### Topography

The site is gently sloping towards the west south west. The site contains no significant variation in land form.

#### Acid Sulfate Soils

The land is located in an area designated as class 3 acid sulfate soils. Future development will be required to be supported by an Acid Sulfate Soils Management Plan.

#### Flora

The Ecological Constraints investigations have not identified any threatened species on the site or likely to occur on the site.

#### Fauna

The Ecological Constraints analysis identified that four (4) state listed threatened fauna species including Large-footed Myotis (*Myotis macropus*), Eastern Bentwing-bat (*Miniopterus orianae oceanensis*), Little Bentwing-bat (*Miniopterus australis*) and Grey-headed Flying-fox (*Pteropus poliocephalus*) were recorded present during surveys.

The analysis has considered the impact of the proposed development on the habitat of the potential species and identifies that with appropriate mitigation measures the impact is not such that would preclude development from occurring.

#### Bushfire

The land is located in prone land. The bushfire hazard investigation has identified required setbacks to the fire source of the wetlands and the incorporation of required setbacks. These measures have been included in the concepts prepared for the site.

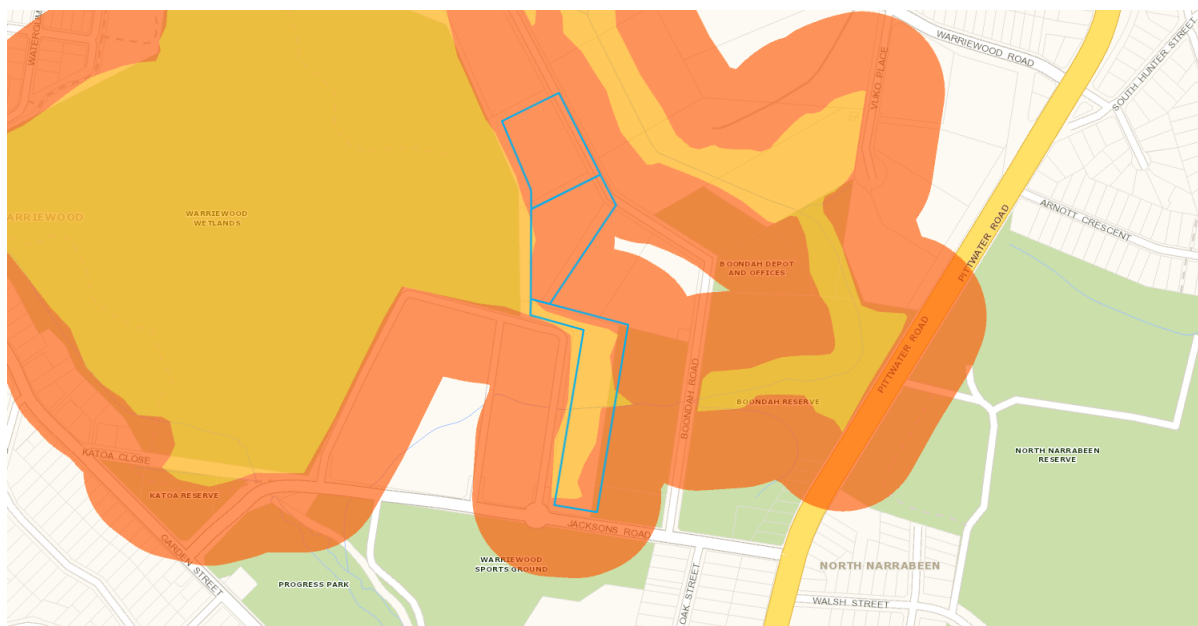


Figure 3: Extract of Pittwater Bush Fire Prone Land Map 2013

### Accessibility

The site is located within an easy walk to the B-Line bus stops on Pittwater Road to the east of the site. These routes include 151, 188, 199, B1, E54, E88, E89, and L90.

The site is further served by bus routes 182, 185, and E85 on Jacksons Road.

Bicycle networks are being developed throughout the valley which also provide accessibility to the site.

### Services and Utilities

The sites are in an area that is serviced by all utilities, including potable water, waste water, electricity, and telecommunications. Any necessary upgrades and/or augmentations could be implemented.

### Services and Facilities

The site is adjacent active open space and a local centre providing a range of banking, medical, and retail services to support the day to day needs of residents.

The locality is well situated to utilise a broad range of community and recreation services. the concept proposes the dedication of part of the site to augment the existing open space assets in Boondah Road.

## 4.0 Statutory Framework

### 4.1 Pittwater Local Environmental Plan (PLEP) 2014

#### 4.1.1 Zoning

The site is currently zoned RU2 Rural Landscape under the provisions of PLEP 2014 (refer to Figure 4 below).

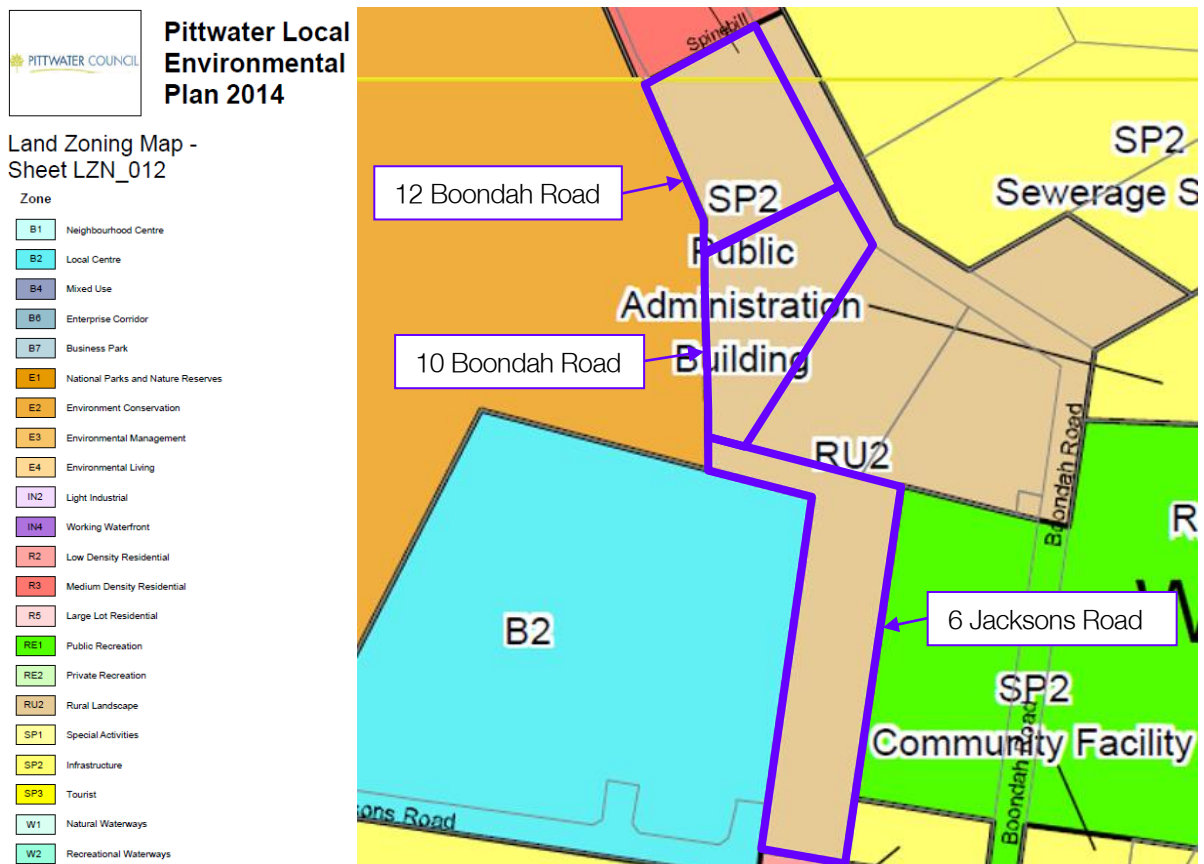


Figure 4: Extract from PLEP 2014 Land Zoning Map

It is evident from the zoning map at Figure 4 that the site is located immediately adjacent to a large area of Residential zoned land to the north, Business zoned land to the west (Warriewood Square) and Recreation zoned land to the east (Boondah sports fields).

A minimum lot size of 1ha currently applies to the site under Clause 4.2 of PLEP 2014.

## 5.0 The Planning Proposal

### 5.1 Overview

In accordance with *A Guide to Preparing Planning Proposals* (DP&E, December 2018) a Planning Proposal is to be comprised of six (6) parts:

- Part 1 – Objectives or intended Outcomes of the proposed LEP;
- Part 2 – Explanation of provisions;
- Part 3 – Justification;
- Part 4 – Mapping;
- Part 5 – Community consultation; and
- Part 6 – Project timeline.

This section addresses and responds to the matters for consideration detailed within the guide.

### 5.2 Objectives and Intended Outcomes

The objective of this Planning Proposal is to enable the redevelopment of the land for a range of urban development comprising residential uses.

A Masterplan for the site has been prepared by The Buchan Group.

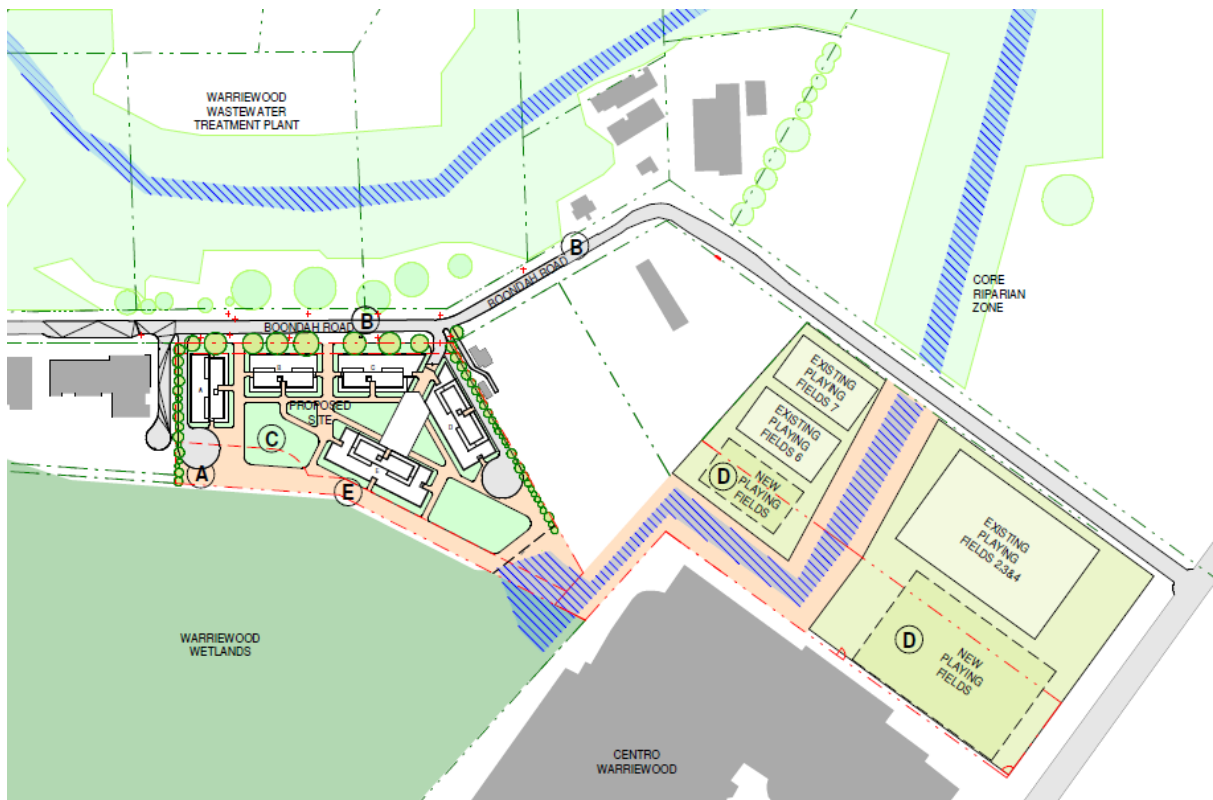


Figure 5: Indicative Masterplan for the site prepared by The Buchan Group

The objectives of the proposal are to:

- Continue residential development adjoining existing residential development in Warriewood Valley;
- Provide residential flat building opportunities responding to identified demand;
- Provide opportunities for reconfiguration of Council's active open space assets through the dedication of land as open space; and
- Optimise the utilisation of existing infrastructure.

The intended outcome of the Planning Proposal is to rezone the subject land to a R3 Medium Density Residential and RE1 Public Recreation zone. It is intended that the Planning Proposal would form an amendment to PLEP 2014

The Planning Proposal and Masterplan would accommodate approximately 120 residential dwellings.

### 5.3 Explanation of Provisions

The requested amendments to PLEP 2014 made under the Standard Instrument proposes to implement a suite of controls that would facilitate urban development of the subject land. It is proposed that the land be zoned R3 Medium Density Residential and RE1 Public Recreation. The R3 Medium Density Residential zone permits residential flat buildings. Consistent with the form of adjoining development it is anticipated that development of the northern portions of the site would be four (4) storey buildings. The southern portions of the land are proposed to be configured as active open space to be dedicated to Council.

The concepts have been prepared responding to a height of buildings development standard of 15m. The concept proposes a density of 120 dwellings on the site at 60 dwellings/ha.

The Masterplan envisages creating a link with the existing Warriewood Centre and the augmentation of the existing active recreation facilities in Boondah Road through the dedication of additional open space lands.

The amended controls include the following:

- Amend the land zoning map to show the subject land as R3 Medium Density Residential and RE1 Public Recreation;
- Amend the height of building map to impose height of 15m over the site; and
- Amend Clause 6.1 to impose a dwelling yield range for the site.

There are no other provisions that are required to be amended.

It is anticipated that site specific DCP controls may be required for the area. These can be incorporated into the Pittwater DCP and could be prepared, should the proposal obtain Gateway determination.

The Planning Proposal does not seek to amend the zoning of any public land.

### 5.4 Justification

This section addresses the need for the rezoning, identifies the background studies undertaken, why the Planning Proposal is the best approach and what the community benefits will be.

#### 5.4.1 Section A – Need for the Planning Proposal

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

The subject land has been part of the broader Warriewood Valley land release since its inception.



Of particular relevance are:

- The Warriewood Valley Planning Framework 2010;
- The Warriewood Valley Strategic Review; and
- The Warriewood Valley Strategic Review Addendums – 17 November 2014 and 19 December 2017.

These documents are addressed below.

### ***Warriewood Planning Framework***

The land subject of this Planning Proposal request is located within Sectors 15 and B under the Planning Framework (refer to Figure 6 overleaf).

Under the Planning Framework, Sectors 15 and B are identified as potential employment generating land. The framework also identifies that the land is subject to potential flooding and sea level rise due to climate change.

The objective of the framework is to provide a basis against which to assess and consider the preparation of detailed Planning Proposals to pursue urban development of land in the release area.

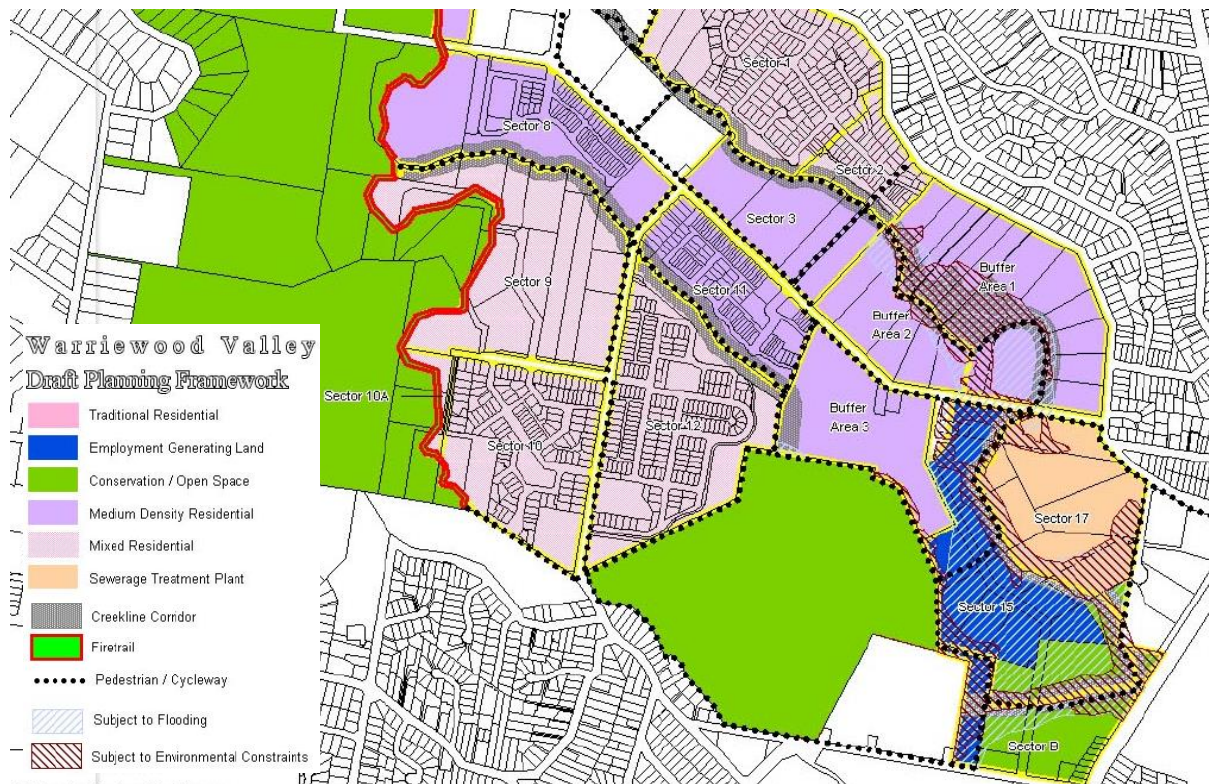


Figure 6: Planning Framework Map extract (Source: Warriewood Valley Planning Framework 2010 p.60)

### ***Warriewood Valley Strategic Review***

The Department of Planning & Environment (DP&E) and the former Pittwater Council completed and endorsed the Warriewood Valley Strategic Review into the planning framework within Warriewood Valley. The review sought to explore opportunities for increased development potential within undeveloped sectors of the release area. The review examined dwelling densities, height controls, transport network capacity and infrastructure capacity, and demands within the valley and surrounding areas.

The review identified that residential development may be possible in the northern areas of the southern buffer, which comprises the sites known as 10 and 12 Boondah Road.

The development capability mapping identified 10-12 Boondah Road as having “more” development potential, having few constraints to urban development.

The further analysis including flooding and climate change identified 12 Boondah Road as being category B and D for urban development, with the balance of the land as category F.



Figure 7: Developable Land Classification – Map 7 in the Warriewood Valley Strategic Review Report

#### *Warriewood Valley Strategic Review Addendum – November 2014*

The capability mapping for the November 2014 Addendum identified 10-12 Boondah Road as including land of “more” development capability to moderate and less capability.



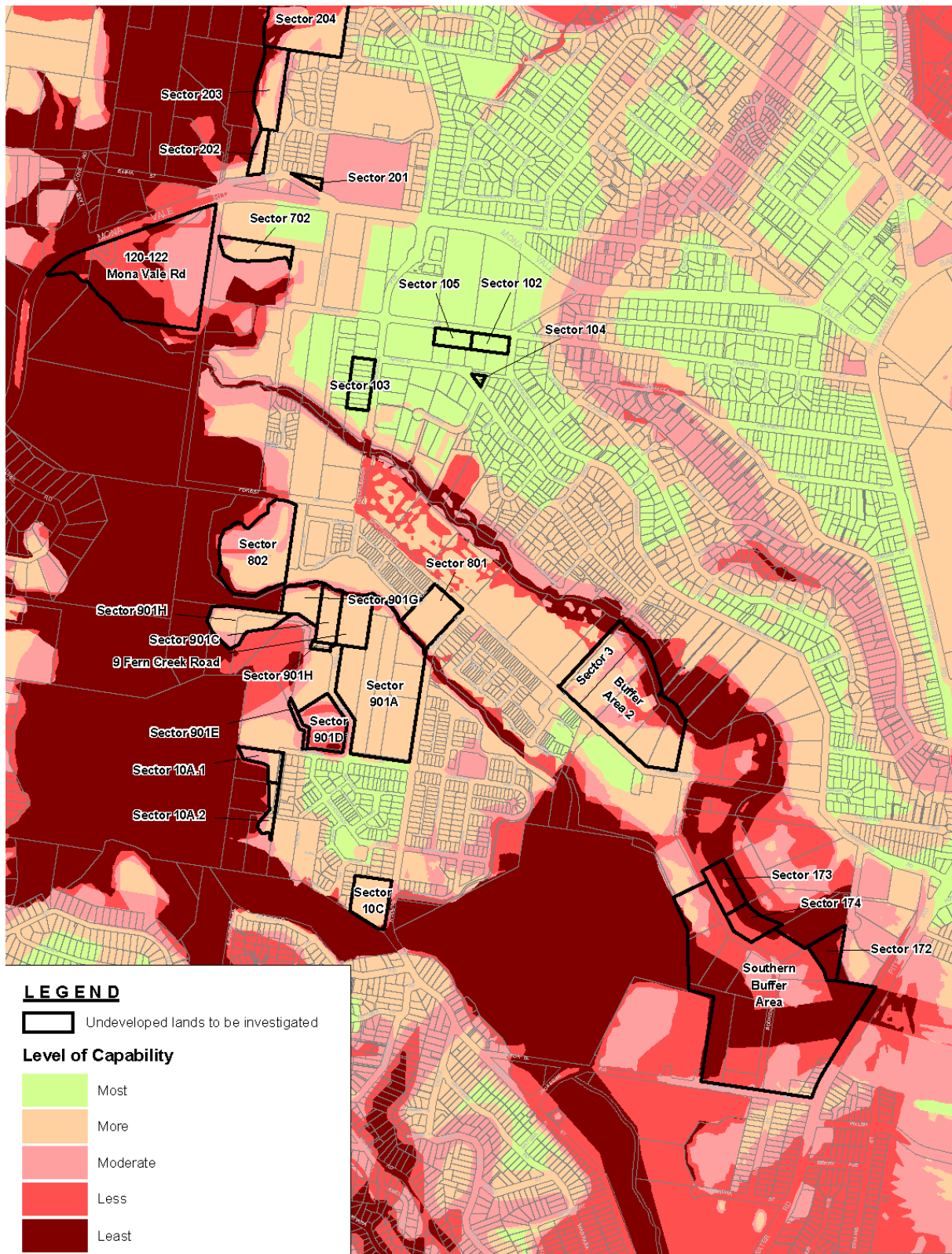


Figure 8: Composite Capability Map – Map 2 of Warriewood Valley Strategic Review Addendum Report 2014

Council identified that 4.6ha of open space should be secured from 3, 6, 8, 10, and 12 Boondah Road. accordingly, a land use designation of recreation was applied to the subject land. Council has acquired 3 Boondah Road. Taking into account this acquisition and the proposal to dedicated approximately 1.2ha of open space, approximately 2ha of additional open space would be secured. The utility and level of service of

the open space is increased through the proposed embellishment of the field as a synthetic surface which significantly increases the use capacity of this facility.

#### *Warriewood Valley Strategic Review Addendum December 2017*

The December 2017 Addendum maintained the capability for development classification for the subject land as being a range between “more” and “less development capability.”

The recreation land use designation was maintained.

#### Response to Local Planning and Strategic Review

The Planning Proposal request has investigated the desire to increase active open space opportunities and the identified development capability of the land.

The Planning Proposal is supported by studies addressing flood impact and management, flora and fauna, bushfire management, and traffic and transport impacts.

These studies support the proposal to zone part of the land for residential purposes, and part for active open space. The concept demonstrates how the dedication of land for open space will allow for a reconfiguration of the existing playing fields to increase the provision of active open space via a VPA offer. The concept open space configuration is provided with the Architectural Masterplan prepared by The Buchan Group.

The consideration of the constraints is summarised below:

#### Ecological Constraints Analysis

The ecological constraints analysis has considered potential flora and fauna and bushfire constraints.

The analysis has found that no endangered flora populations occur within a 10km radius of the site and there are no known endangered flora populations.

In relation to fauna, two (2) threatened fauna species were recorded in the surveys undertaken – the Eastern bent wing bat and the Grey headed flying fox. Other fauna species were identified as having the potential to utilise the area on a seasonal or periodic basis. These would be matters of detailed consideration in future development applications, and not identified as matters that would preclude proceeding with a Planning Proposal.

Potential endangered populations considered included the Koala population and the Squirrel Glider population of the Barrenjoey Peninsula.

It was concluded that the site does not contribute any habitat of importance for the Squirrel Glider population.

In regards to the Koala population, Swamp Mahogany trees are present in the study area which are a potential feed source. It is, however, considered unlikely that the area is utilised by any remaining Koala population in the LGA.

It is, however, recommended that any Swamp Mahogany trees be retained due to their potential feed source value for Koalas, but also for migratory species such as the Swift Parrot.

Bushfire constraints have been mapped having regard to riparian corridor width and setbacks required by the Planning for Bushfire Guidelines. These buffers and setbacks have been incorporated into the Masterplan that has been prepared for the Boondah Precinct in support of this Planning Proposal request.

## Flood Management Study

The Planning Proposal is supported by a flood planning assessment which has investigated the capacity to develop the site incorporating flood storage maintenance and provision of ground floor levels above the predicted PMF levels and options for flood evacuation routes.

The concepts demonstrate that the ground floor levels of the ground floor are equal to the PMF. A road adjustment of Boondah Road will provide a flood free (100yr) evacuation route to Macpherson Street.

Earthworks balance has been demonstrated to ensure the 100yr flood storage for the site remains consistent with the existing storage volumes.

Detailed flood management plans identifying flood evacuation would be prepared and implemented prior to occupation of any resulting development of the land. The flood management approach is demonstrated in Figure 9 below.

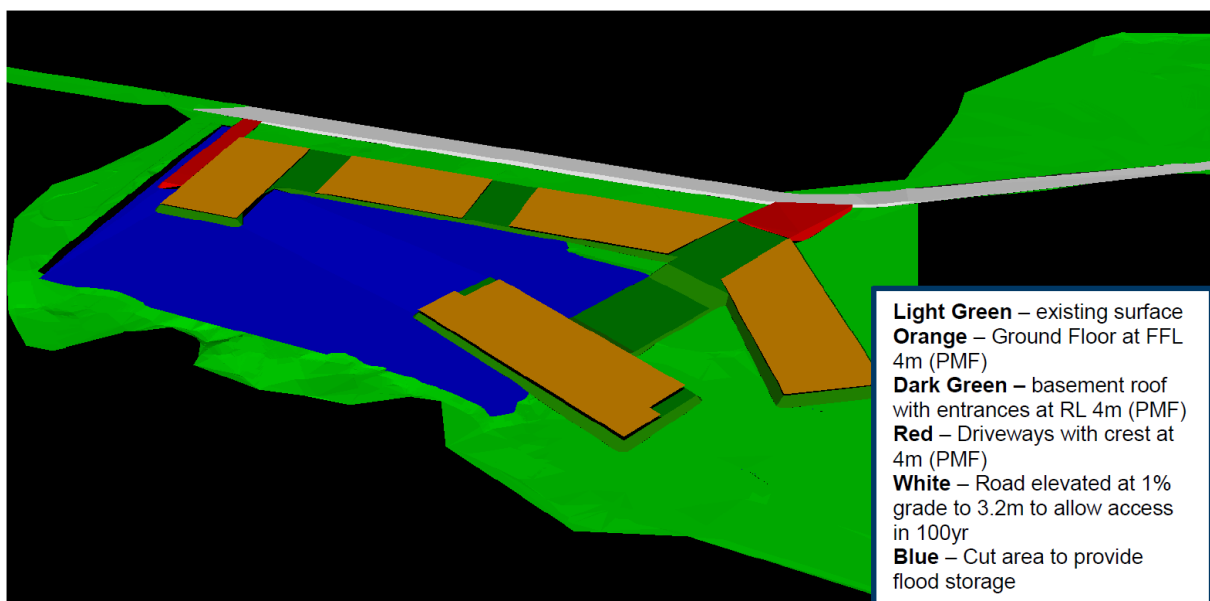


Figure 9: Cut/Fill Development Plan (Source: Flood Planning Assessment – Calibre Consulting, 21 August 2019)

## Transport Assessment

The Transport Assessment has considered the potential impacts of the proposed development on:

- The traffic generation of the Masterplan;
- Impacts upon public transport;
- Car parking requirement and provision; and
- Road infrastructure upgrades.

The assessment has concluded that the proposal is generally consistent with previous traffic planning for the locality and that no unacceptable impacts would arise from the proposed rezoning and consequential development.

## Aboriginal Heritage

The site has been subject to significant disturbance through agricultural use and land filling and is considered unlikely to contain any Aboriginal heritage value. An Aboriginal heritage study could be undertaken post Gateway Determination and prior to exhibition if identified as necessary.

### European Heritage

There are no items of European heritage significance on the site. No further heritage assessment is considered to be required in this instance.

### Noise

The site is not in close proximity to the Pittwater Road carriageway and the road noise source.

It is considered that potential noise mitigation would be a matter appropriately dealt with at development application stage should the Planning Proposal proceed. The subject lands are substantially set back from the Pittwater Road corridor and are to be unaffected by road noise from the existing road corridor.

### Groundwater

Groundwater monitoring has been undertaken. Groundwater levels range between RL0.7m and RL1.4m AHD. These levels do not present constraints to the proposed development.

### Odour

The Warriewood STP has been a source of potential adverse odour impact. Ameliorative measures have been implemented to the plant to avoid any restriction on residential occupation of the subject land.

### Summary

The analysis undertaken identifies that the primary physical constraints of flood management, flora and fauna and bushfire risk can be addressed and accommodated. The concept provides additional housing adjacent to a local centre and delivers desired open space opportunities.

The proposal demonstrates a capacity for integration with the existing Boondah Road open space, residential development to the north, and the wetlands to the west.

Consideration of a rezoning of the land, informed by the investigations undertaken will facilitate the pursuit of a comprehensive infill urban development for the area.

The Planning Proposal process is the most appropriate means to apply planning controls to the subject land.

The preliminary analysis identifies that there is development potential of the site and that strategies and approaches are available to pursue to respond to and address the environmental constraints.

### **Is the Planning Proposal the best means of achieving the objectives or intended outcomes?**

The Planning Proposal is considered the best and only option as it will allow the redevelopment of the site in a manner that is compatible with the surrounding urban land uses and delivers active open space.

The site is currently zoned RU2 Rural Landscape under PLEP 2014 which has limited urban development potential. Given surrounding lands have been zoned to include a number of residential precincts and is within an identified release area, the proposal seeks an urban rezoning and a RE1 Public Recreation zoning. The Planning Proposal is considered to be the best method of achieving renewal of land use at the site. The resulting outcome would be consistent with the changing context of the locality and the Planning Framework applying to the site, and the desire to expand upon public open space provision.

A site specific LEP rezoning is preferred as it allows a detailed response to the site as opposed to a more broad brush approach of a comprehensive LEP. A site specific rezoning will enable a more detailed analysis of the site considerations and the delivery of appropriate controls and mechanisms to deliver development of this central location.

#### 5.4.2 Section B – Relationship to Strategic Planning Framework

Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?

##### Greater Sydney Region Plan

The Greater Sydney Region Plan 2018 (Region Plan) provides the overarching strategic framework for the planning of the greater Sydney metropolitan area. The Region Plan provides policy direction in the key areas of:

- Infrastructure and collaboration;
- Liveability;
- Productivity; and
- Sustainability.

Direction	Objective	Consistency
<b>Infrastructure and Collaboration</b>		
A city supported by infrastructure	<u>Objective 4:</u> <i>Infrastructure use is optimised</i>	The Planning Proposal seeks to develop serviced land that it that is in a walkable catchment to transport, services, and recreation facilities.
<b>Liveability</b>		
A city for people	<u>Objective 6:</u> <i>Services and infrastructure meet communities' changing needs</i>	The Planning Proposal utilises existing infrastructure and services while also providing for additional public recreation facilities.
	<u>Objective 7:</u> <i>Communities are healthy, resilient and socially connected</i>	The Planning Proposal is well located for active connection to existing facilities and services. The Planning Proposal would also deliver additional active open space.
	<u>Objective 8:</u> <i>Greater Sydney's communities are culturally rich with</i>	The Planning Proposal proposes to augment the recreation facilities in the locality and provide a new linkage opportunity to the eastern boundary of the Warriewood wetlands via the greenlink.
Housing the city	<u>Objective 10:</u> <i>Greater housing supply</i>	The Planning Proposal provides an opportunity to add to the housing stock in a part three (3) part four (4) storey built form.
	<u>Objective 11:</u> <i>Housing is more diverse and affordable</i>	The Planning Proposal provides apartment housing opportunities in a well serviced location adjacent to an existing centre.
A city of great places	<u>Objective 13:</u> <i>Environmental heritage is identified, conserved and enhanced</i>	The Planning Proposal has considered the environmental attributes of the locality. The concept provides for a managed edge to the Warriewood wetlands and incorporation of the Narrabeen Creek riparian area into additional public open space.

Direction	Objective	Consistency
<b>Productivity</b>		
A well-connected city	<u>Objective 14:</u> <i>A Metropolis of Three Cities – integrated land use and transport creates walkable and 30-minute cities</i>	The site is within a walkable catchment to the Warriewood Square local centre and transport in the B-Line bus routes.
<b>Sustainability</b>		
A city in its landscape	<u>Objective 27:</u> <i>Biodiversity is protected, urban bushland and remnant vegetation is enhanced</i>	The Planning proposal is supported by an ecological assessment which includes measures to manage and mitigate the potential ecological impacts of urban development of the land.
	<u>Objective 30:</u> <i>Urban tree canopy cover is increased</i>	The future development of the land would accommodate tree canopy provision.
	<u>Objective 31:</u> <i>Public open space is accessible, protected and enhanced</i>	Public open space is proposed to be added to and access to the Warriewood Wetlands improved.

Table 3: Alignment of proposal with Greater Sydney Region Plan

#### North District Plan

Direction	Objective	Consistency
<b>Infrastructure and Collaboration</b>		
A city supported by infrastructure <i>Infrastructure supporting new developments</i>	<u>Planning Priority N1:</u> <i>Planning for a city supported by infrastructure</i>	The housing would be within 30 minutes of services, employment, and recreational facilities. The housing utilises existing available infrastructure.
<b>Liveability</b>		
A city for people <i>Celebrating diversity and putting people at the heart of planning</i>	<u>Planning Priority N3:</u> <i>Providing services and social infrastructure to meet people's changing needs</i>	The proposal includes the dedication of 1ha to 2ha of open space. This equates to open space to serve 420 residents on Council's pro-rata rates, for only 120 dwellings. Excess open space is provided. Further benefit is provided through the additional capacity generated by the ability to reconfigure existing open space.
	<u>Planning Priority N4:</u> <i>Fostering healthy, creative, culturally rich and socially connected communities</i>	The housing is in a well connected locality supporting active transport modes and open space use.



Direction	Objective	Consistency
<b>Housing the city</b> <i>Giving people housing choices</i>	<u>Planning Priority N5:</u> <i>Providing housing supply, choice and affordability with access to jobs, services and public transport</i>	The proposal includes apartment style accommodation which is less typical in the Warriewood locality, and allows urban renewal within a 10 minute walkable catchment to a regional bus service.
<b>A city of great places</b> <i>Designing places for people</i>	<u>Planning Priority N6:</u> <i>Creating and renewing great places and local centres, and respecting the District's heritage</i>	The proposal provides additional residential accommodation within 10 minutes' walk of centres with city shaping public transport (the B-Line). Housing opportunities within a 10 minute walkable catchment of a centre support these centres and provide high amenity residential opportunities.
<b>Productivity</b>		
<b>A well connected city</b> <i>Developing a more accessible and walkable city</i>	<u>Planning Priority N12:</u> <i>Delivering integrated land use and transport planning and a 30-minute city</i>	The site is within a walkable catchment to services and public transport linkages, as well as cycle networks.
	<u>Planning Priority N14:</u> <i>Leveraging interregional transport connections</i>	The site is well located to the B-Line offering public transport connectivity.
<b>Sustainability</b>		
<b>A city in its landscape</b> <i>Valuing green spaces and landscape</i>	<u>Planning Priority N16</u> <i>Protecting and enhancing bushland and biodiversity</i>	The proposal is supported by an ecological assessment and provides a managed edge to the Warriewood Wetlands.
	<u>Planning Priority N18</u> <i>Better managing rural areas</i>	The site is not part of the metropolitan rural area.
	<u>Planning Priority N19</u> <i>Increasing urban tree canopy cover and delivering Green Grid connections</i>	Green connections are able to be accommodated on the creekline and within any future development of the land.

Table 4: Alignment of proposal with North District Plan

***Will the Planning Proposal give effect to a Council's endorsed local strategic planning statement, or another endorsed local strategy or strategic plan?***

The Local Strategic Planning Statement (LSPS) for the Northern Beaches LGA is yet to be finalised or exhibited. Exhibition is expected in October 2019.

The Warriewood Valley Strategic Review (WVSR) was endorsed by the DP&E in 2013.

Of relevance however, is the Warriewood Valley Planning Framework Addendums (Framework) and Warriewood Valley Development Contributions Plan, Amendment 16, Revision 3.

The framework identifies a recommendation for a recreation land use designation for the land, along with surrounding RU2 Rural Landscape zoned land. The designation reflects a strategic desire to augment the existing active open space on Boondah Road.

This outcome is also reflected in the contributions plan which identifies an intent to acquire land for open space.

The proposal includes a proposal to predicate part of the landholding via a VPA as possible open space. The concept demonstrates how the dedicated land would allow the reconfiguration of existing sports fields to create an additional full sized football field and mini field.

Council's Contributions Plan is not supported by a land acquisition provision in the LEP. Acquisition is to be achieved through mutual agreement.

The VPA offer provides certainty to Council in the acquiring of land for open space which meaningfully augments the open space facilities for the LGA.

The offer also avoids any uncertainty over the contributions plan having sufficient funds to acquire the land.

***Does the Planning Proposal respond to a change in circumstances?***

The Planning Proposal is responding to a change in circumstances arising from infrastructure investment.

The site is located within an easy 10 minute walk to the B-Line bus route. This upgrade to public transport is significant and the proposal seeks to maximise the benefit of this infrastructure investment.

Further exploring opportunities for housing in a 10 minute walkable catchment of a local centre and transport is consistent with the north district plan.

***Is the planning proposal consistent with applicable state environmental planning policies?***

The relevant State Environmental Planning Policies and deemed State Environmental Policies have been addressed at Appendix 2 to this report.

The consideration of these State Environmental Planning Policies and deemed SEPPs has identified that the Planning Proposal would not conflict with any of these Policies.

***Is the planning proposal consistent with applicable Ministerial Directions (S9.1 Directions)?***

The s9.1 directions applicable to the Planning Proposal have been addressed at Appendix 3 of this report.

The Planning Proposal would be consistent with all relevant Directions.

**5.4.3 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?***

The request for a Planning Proposal is supported by an ecological constraints analysis. This analysis has been based upon field work and research of various registers. The assessment indicates that development would not have a detrimental impact upon critical habitat or threatened species population. The assessment does recommend target surveys for Koalas and Swift Parrot to satisfy the *Biodiversity Conservation Act 2016* and the *Environmental Protection and Biodiversity Conservation Act 1999*.

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

The site is subject to flood inundation. The concept is supported by a flood management study providing an overview on the ability to manage flood impacts, retain flood conveyance and provide flood evacuation routes.

The Masterplan developed for the site has also had regard for Bushfire Hazard and includes appropriate setbacks and Asset Protection Zones (APZ) from potential sources of hazard (Warriewood Wetlands and creek line corridors).

The site has not been the subject of environmental site assessment in regard to potential contamination, however it is acknowledged that the area may have been subject to fill that has the potential for contamination. Such Areas of Environmental Concern (AECs) will require further investigation and potential remediation, which can reasonably required as a condition of gateway determination. However, it is unlikely that filling would prevent the area covered by the Planning Proposal request from being made suitable for residential use and occupation without risk to human health.

Groundwater dependent ecosystems are to be managed via a Vegetaion Management Plan, and stormwater impacts are to be managed in accordance with *Managing Urban Stormwater: Soils and construction* (Landcom 2004), also known as the 'Blue Book'.

In this regard, there are no hazards that cannot be addressed that would preclude consideration of a rezoning as proposed.

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

Social Effects

The Planning Proposal will provide an opportunity for the redevelopment of the site for additional housing adjacent to an existing local centre, accessible to public transport and open space areas.

The proposal is supported by an offer to dedicate land for open space. The land proposed to be offered as a public benefit is supported by a concept demonstrating how the land could be reconfigured with existing open space to add a full size football field and an additional mini field.

The addition of 1.2ha of active space is approximately 42% of the area required to support a population of 1,000 by Council's matrix.

The 120 dwellings would yield a population with less than 420 persons, positively contributing to open space capacity as more open space is provided compared to demand generated.

With the ability to realign existing open space, the net increase in active open space capacity is increased further that the raw metric would conclude.

The open space dedication also provides improved accessibility to the Warriewood Wetlands.

The proposed increase in residential density for the land and subsequent increased residential population will place additional demand on social services and open space. However the immediate locality will continue to be well serviced with open space, especially given the proximity to the district open space facilities in Boondah Road, North Narrabeen Reserve, Narrabeen Public School and Warriewood Wetlands.

The potential for additional dwellings is unlikely to place unreasonable burden on community facilities earmarked to be constructed in the surrounding urban release areas, which could be augmented through Council's normal collection of section 7.11 Contributions.

The provision of greater housing choice and diversity is considered a benefit to the community, particularly one which is in relatively close proximity to services and facilities. A Social Impact Statement will be prepared should the proposal obtain Gateway determination.

The above sections of this Planning Proposal demonstrate that the proposed rezoning accords with the relevant strategic planning framework and is likely to result in a net community benefit.

#### Economic Effects

The rezoning to allow for a combination of residential and open space in a well serviced and supported location. The proposal to include a dedication of open space provides a high degree of certainty to Council in delivering additional active open space and de-risking the provision of open space via the contributions plan.

The rezoning will provide increased housing supply and diversity in a location with good access to nearby services. The economic impact of the proposal would be the subject of a full assessment should the proposal achieve Gateway determination.

#### **5.4.4 State and Commonwealth Interests**

##### *Is there adequate public infrastructure for the planning proposal?*

The site is located within the Warriewood Valley Urban Release Area and has access to all relevant utilities and 10 minute walking access to 'city shaping' mass public transport infrastructure. The rezoning and subsequent redevelopment of the site would be based upon sound principles for infill development utilising and supporting existing community investment in infrastructure and services with necessary augmentation undertaken as required.

The Planning Proposal has the potential to utilise and support the facilities due to be delivered in the neighbouring release areas, and the Planning Proposal would not place unacceptable demands on existing public infrastructure.

Any additional community infrastructure generated by the redevelopment of the site would be covered by the s94 developer contributions relevant to the site.

##### *What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway Determination?*

This section will be completed following consultation with any State and Commonwealth Public Authorities identified in the Gateway Determination.

#### **5.5 Mapping**

The mapping will require revisions to the:

- Land Zoning map,
- Height of Building map; and
- Lot Size map.

The suggested amendments are contained in the draft maps prepared. The lot size map will require removal of any colour key from applying to the subject land.

## **5.6 Community Consultation**

The area has been subject to extensive consultation through the recent reviews for the WWSR, DLEP and Planning Framework. It is therefore considered that the standard public exhibition of the Planning Proposal for 28 days be supported by:

A public notice in local newspapers;

A notice on the Pittwater Council website; and

Written notification to surrounding landowners and community groups.

This exhibition post Gateway Determination is anticipated to be appropriate in this instance.

## **5.7 Project Timeline**

The project timeline will largely be guided by the Planning Authority. The landowners are however committed to proceeding with the Planning Proposal and completing required studies that may arise from a Gateway Determination.

## 6.0 Conclusion and Recommendations

This Planning Proposal for 6 Jacksons Road and 10-12 Boondah Road Warriewood, seeks to apply an R3 Medium Density Residential and RE1 Public Recreation zone to the land. In conjunction with the zone amendments proposed are amendments to the height of buildings map, minimum lot size map and clause 6.1 of the Pittwater LEP to include the land as a sector within the Warriewood Valley Release Area.

The amendments to the development standards requested would facilitate the redevelopment of the site to facilitate a part three, part four storey residential flat building development and the dedication of land to augment the active open space playing fields in Boondah Road.

The site configuration and arrangement has been demonstrated to be capable of achieving ADG amenity requirements and avoids adverse impact upon nearby residential areas.

The Planning Proposal request ensures that the potential of the site is best realised to maximise the benefit of the site's proximity to public transport, employment, education, and urban services.

The site would form a natural extension of existing adjoining residential flat building development and provides a managed edge to the Warriewood Wetlands.

The proposal offers a public benefit of dedication of land to facilitate the augmentation of the existing open space lands to increase the provision of sports fields and access to the Warriewood Wetlands.

The outcome for a redevelopment of the site in accordance with the requested development standards will be a contribution of approximately 120 dwellings that would be located in a walkable catchment to retail facilities, services and mass public transport.

The proposal supports the public investment in infrastructure in the locality and ensures that a residential accommodation is in a highly appropriate location and on a site, which is capable of managing the potential hazards of bushfire and flooding. It is therefore requested that arising from the consideration of this Planning Proposal request that the PLEP 2014 be amended in the following manner:

- Amend the Land Zoning Map to apply the R3 Medium Density Residential and RE1 Public Recreation zones to the;
- Amend the Height of Buildings Map to apply a maximum height of building development standard of 15m to the land;
- Amend the Minimum Lot Size map applying to the land to remove a minimum lot size requirement; and
- Amend clause 6.1 of PLEP 2014 to identify the land as a sector with a dwelling yield in the range of 110-130 dwellings.



Attachments

Attachment 1: Consistency of Planning Proposal Against Relevant  
State Environmental Planning Policies prepared by SJB  
Planning



## Attachment 2: Consistency of Planning Proposal Against Section 9.1 Ministerial Directions prepared by SJB Planning

## Attachment 3: Urban Design Report prepared by Buchan Group

## Attachment 4: Traffic Impact Assessment prepared by Ason Group

## Attachment 5: Flood Planning Assessment prepared by Calibre Consulting

Attachment 6: Biodiversity Constraints Assessment prepared by  
Travers Consulting

## Attachment 7: Bushfire Management Assessment prepared by Travers Consulting

Attachment 8: Geotechnical and Groundwater Consideration prepared  
by Douglas Partners