



SUBJECT: Outcome of Public Exhibition of Warriewood Valley Strategic Review Addendum Report

Meeting: Sustainable Towns and Villages Committee

Date: 17 November 2014

COMMITTEE RECOMMENDATION

1. That Council note the attached Probity Report prepared by Procure Group.
2. That Council note the responses to the public exhibition process detailed in the submissions table.
3. That Council adopt the attached Warriewood Valley Strategic Review Addendum Report.
4. That Council note that the *Warriewood Valley Strategic Review Report 2012*, together with the *Warriewood Valley Strategic Review Addendum Report 2014*, supersedes the *Warriewood Valley Planning Framework 2010*.
5. That Council agree to forward the attached Planning Proposal to Department of Planning and Environment for Gateway Determination to amend *Pittwater Local Environmental Plan 2014* as follows:
 - Amend the Urban Release Area Map to:
 - Remove Sectors 201, 204, and 702
 - Identify Sectors 202, 203, 802 and 10C as new sectors
 - Identify Sector 3 and Buffer Area 2 as one sector, labelled "Buffer Area 2"
 - Identify Sector 172 and Southern Buffer as one sector, labelled "Southern Buffer"
 - Identify the properties 120 and 122 Mona Vale Road as Sectors 120 and 122 respectively
 - Amend boundary of Sector 901H to identify only the battle-axe portion.
 - Amend the Land Zoning Map to rezone:
 - Sector 901H (battle-axe portion only) to R3 Medium Density Residential
 - Sector 802 (5 Forest Road) be rezoned SP2 Educational Establishment
 - Amend the Lot Size Map to:
 - Remove minimum lot size applying to Sector 901H (battle-axe portion only)
 - Remove minimum lot size applying to Sector 801
 - Amend the Height of Buildings Map to:
 - Apply a 10.5 metre height limit to Sector 901H (battle-axe portion only)
 - Amend Clause 6.1(3) to:
 - Identify Sectors 901C and 901G together.
 - Allocate Sector 202 a yield of not more than 1 dwelling.
 - Allocate Sector 901H (battle-axe portion only) a yield not more than 3 dwellings.
 - Allocate Sector 10C a yield of not more than 17 dwellings.
6. That those landowners whose properties will be subject to the Planning Proposal be advised of Council's decision in regard to recommendation 5.

7. That a review of Pittwater 21 Development Control Plan be undertaken to ensure that it enables developments at a density of 32 dwellings per developable hectare. In addition, control C6.15 is to be amended to specifically identify 23B Macpherson Street (Sector 801) as the location for the Focal Neighbourhood Centre.
8. That landowners of properties within Sector 901A be advised of the pro-rata allocation specified in Table 6 of the attached Addendum Report.
9. That any person or organisation who made a submission to the draft Warriewood Valley Addendum Report be advised of Council's decision.
10. That a public notice be published in the Manly Daily notifying of the adoption of Warriewood Valley Strategic Review Addendum Report.

(Cr Grace / Cr Ferguson)

Notes:

1. Cr Hegarty left the meeting at 8.56pm and returned at 9.08pm, having declared a significant non-pecuniary interest in Item C12.6 – Outcome of Public Exhibition of Warriewood Valley Strategic Review Addendum Report - and took no part in discussion and voting on this item. The reason provided by Cr Hegarty was:

“My mother is a landowner in the Warriewood Valley area.”

5. Cr Millar had declared a less than significant non-pecuniary interest in Item C12.6 – Outcome of Public Exhibition of Warriewood Valley Strategic Review Addendum Report, and elected to remain in the meeting and to take part in discussion and voting on this item. The reason provided by Cr Millar was:

“I live in Warriewood Valley which does not preclude me from debate.”