



Warriewood Valley Planning Framework 2010

Adopted: 3rd May 2010

In Force: 4th May 2010



PITTWATER COUNCIL

1. EXECUTIVE SUMMARY

Following the decision by the State Government to progress the urban development program within Warriewood Valley, Pittwater Council embarked on the process to implement a planning strategy which will see urban development in those sections of the Valley assessed as suitable for development.

Development of the Valley must achieve the objectives of environmental and economic sustainability, and provide an amenable neighbourhood for its occupants. In addition, the development must be compatible with surrounding land uses and be supported by the appropriate levels of community infrastructure and facilities.

In order to ensure appropriate and coordinated development of the Valley, a planning framework is required. The principal objectives of the planning framework for Warriewood Valley are:

- *To provide for development of the Warriewood Valley as a whole which is environmentally and economically sustainable in the short, medium and long term, with minimum financial impact on Council;*
- *To ensure that the future residents and occupiers of the Valley are provided with an appropriate level of community facilities and services and an amenable and safe neighbourhood;*
- *To ensure that development in the Valley is compatible with and does not detract from the amenity of surrounding landuses particularly residential properties.*

The original *Draft Warriewood Valley Urban Land Release Planning Framework 1997*:

- Provided a suite of action plans which specify the tasks to be carried out during the detailed planning of the development and post development phases of the land release by Council, developers and State Government authorities. These action plans ensure that the planning framework objectives will be achieved.
- Allocated the landuse for each sector to be developed. This allocation is made on the basis of the environmental characteristics of the land and its ability to sustain development.
- Prescribed development densities and population projections for each of the sectors of land to be developed.

The framework prescribes that development shall be on a sector-by-sector basis and that each sector shall develop a detailed design concurrent with the rezoning process. In this way, Council can be assured that fragmented land ownership does not impact adversely on the eventual outcome and that the development community is given the opportunity to directly provide community facilities and services in a planned and coordinated way.

The planning framework provides a forward path for the implementation of the detailed planning process, the rezoning of land and its development.

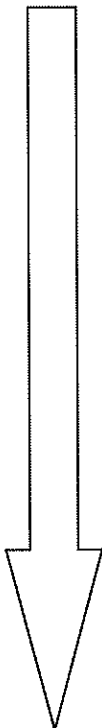
The *Warriewood Valley Planning Framework 2010* consolidates the *Draft Warriewood Valley Urban Land Release Planning Framework 1997* and the *STP Buffer Sector Draft Planning Framework 2001* into a single document. The 2010 Planning Framework aims to ensure planned orderly development of the Valley continues, responding to changing legislative and economic conditions by developing a planning strategy that facilitates completion of the Warriewood Valley Urban Land Release.

A total of 2012 dwellings are now anticipated in Warriewood Valley as well as 33 hectares of land for industrial/commercial development. It is envisaged that the remaining 927 dwellings and industrial/commercial development on 4.8 hectares of land will be completed in forthcoming decade (up to 2020).

The 2010 Planning Framework continues the strategy for the provision of community facilities and infrastructure. This strategy places an emphasis on direct provision by developers where possible, and provides a basis for a Section 94 Development Contributions Plan. A principle element of this strategy continues, and involves, the principle that at no time should the community (through its Council) be required to fund, or borrow monies to fund, works to support the development beyond its current liabilities in regard to initial development in Warriewood Valley. The Section 94 Development Contributions Plan forms the statutory procedure by which Council can levy development to provide facilities and infrastructure where direct provision is impractical.

2. BACKGROUND

1991



In late 1991, the then Minister for Planning made a decision to include land at Ingleside and Warriewood within the State Government's Urban Development Program. With the advent of Pittwater Council, the Minister advised that Council was to be the authority responsible for the feasibility investigation and planning for an urban land release within the area.

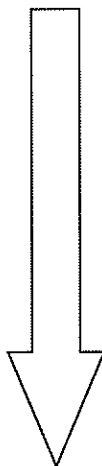
In order to achieve a coordinated approach to the investigation and planning of the release by Council and relevant State Government authorities, Council formed a Land Release Advisory Committee to discuss issues related to the investigation, planning and eventual implementation of any land release process.

This committee comprised representatives of Council, State Government departments and authorities including the Department of Urban Affairs and Planning, Sydney Water, National Parks and Wildlife Service, Soil Conservation Service, Sydney Electricity, Roads & Traffic Authority, Telecom, Landcom, Environment Protection Authority and Department of Community Services.

To facilitate public participation in the process, Council formed a Resident's Consultative Committee which provided the forum for representatives of landowner and residents groups to participate in the investigation and planning process.

An *Ingleside/Warriewood Urban Land Release Draft Planning Strategy* was the outcome of the investigation and broadscale planning process, drawing from the outcomes of a range of environmental and demographic studies to provide a possible scenario for future development in the land release area including population projections and land use allocation.

MAY
1995



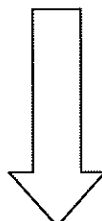
Pittwater Council accepted the *Ingleside/Warriewood Urban Land Release Draft Planning Strategy* for the purpose of public consultation and referral to the State Government in May 1995.

The outcomes of the *Ingleside/Warriewood Urban Land Release Draft Planning Strategy* and public consultation which followed from its exhibition indicated the environmental and infrastructure difficulties associated with the urban land release, particularly in the more environmentally diverse areas of the escarpment, Bayview Heights and Ingleside areas.

Consultation with State Government Authorities as an outcome of the *Ingleside/Warriewood Urban Land Release Draft Planning Strategy* highlighted the infrastructure difficulties associated with the land release area and the potential regional environmental impacts, particularly wastewater disposal and air quality.

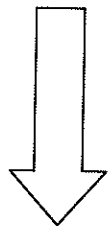
The *Ingleside/Warriewood Urban Land Release Draft Planning Strategy* and consultation outcomes were referred to the Department of Urban Affairs and Planning for consideration.

MAY
1997



In May 1997, the Minister for Urban Affairs and Planning, Hon Craig Knowles, announced a restricted release of land for urban development within the Warriewood Valley. The land identified for urban release by the Minister related to approximately 110 hectares of land within Warriewood Valley with a preliminary projection of 1510 new dwellings, five hectares of industrial/commercial land and associated community facilities and infrastructure.

At the time, the Minister specifically deferred consideration of land within 400 metres of the Warriewood Sewage Treatment Plant. The land release area does not extend west of Warriewood Valley into the escarpment or beyond to the Ingleside or Bayview Heights area.



Following the Minister's announcement in May 1997, Pittwater Council commenced the process of detailed investigation and planning to facilitate the orderly and environmentally sustainable release of land for urban development within the nominated area.

**SEPT
2001**

In September 2001, Council adopted a planning framework (*STP Buffer Sector Draft Planning Framework 2001*) for the area within 400m of the Warriewood Sewerage Treatment Plant (STP) following Sydney Water's decision to cap the STP. This enabled three areas within 400m of the STP (known as Buffer Areas 1, 2 and 3) to be rezoned for residential purposes.