

Draft Amendment to P 21 DCP Control C6.15

DRAFT Pittwater 21

C6.15 Warriewood Valley Land Release Area Focal Neighbourhood Centre

Land to which this control applies

- Land identified as being within the Warriewood Valley Land Release Area – P21 DCP-BCMDCP055

Uses to which this control applies

- Warriewood Valley Sector Development/Subdivision

Outcomes

The local convenience retail needs of the incoming population are met without disturbing the established retail hierarchy. (S)

A focal point in the Valley that links local services and facilities, including local retailing, public open space, public transport and community facilities. (S)

Car dependency is reduced and other modes of transport encouraged. (En)

A sense of community and place. (S)

Controls

A focal neighbourhood centre is to be established in Warriewood Valley, in the vicinity of the Macpherson and Garden Streets intersection (within Sector 3, 8 or 11). This location is spatially central to the incoming residential population, industrial/commercial areas, and school located in the Valley, and within reasonable walking and cycling distance of most residents and employees in Warriewood Valley. Macpherson Street is also the primary vehicular and public transport route through the Valley along which medium density residential development is concentrated.

The focal neighbourhood centre is to incorporate overall retail floor space area between 855m - 2,222m comprising a number of small shops or restaurant, each with a retail area of no greater than 800 m2 to meet the retail convenience needs of the incoming population (such as a small general store, post office shop, ATM, internet coffee shop, etc, but not a large supermarket). The retail potential in Warriewood is limited to this size to maintain the established retail hierarchy given nearby established retail/commercial centres at Mona Vale and Warriewood Square.

The focal neighbourhood centre must be linked to public transport nodes and the pedestrian and cyclist network, and if possible, to the district park and/or community facilities. This will enable the majority of residents and people employed in the Valley to walk or cycle to the local shops, public transport, and services. This will also enhance the viability of the neighbourhood centre as a focal point in the Valley. Reduced dependence on the car is encouraged.

The opportunity exists for shop-top housing to be incorporated with the retail facilities within the neighbourhood centre.

Safety and security are to be considered in the design of the centre.

Carparking for the centre is to be in accordance with this DCP.

Requirements under the *Disability Discrimination Act 1992* and this DCP must also be considered in the design of the centre.

Variations

Nil.

Advisory Notes

Refer to

Hill PDA 2006 peer review assessment of Leyshon Retail Demand Assessment of Warriewood Valley (2006) Warriewood Sector 8 Masterplan Cnr Garden and Macpherson Street, prepared for Pittwater Council;

Ingleside/Warriewood Urban Land Release Area Demographic and Facility/Service Needs Studies (December, 1994).

Appendix 3 - Warriewood Valley Urban Land Release Planning Context & Criteria for background information.