



Joint Regional Planning Panels

18 February 2015

Mr Lee Mulvey
Precinct Project Manager, Growth Centres Commission
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Dear Lee

Subject: Request for Pre-Gateway Review – 2015SYE019 – Pittwater Local Government Area – PGR_2014_PITTW_001_00 - amend Pittwater Local Environmental Plan 2014, for land at 3, 6, 8, 10 and 12 Boondah Road and 6 Jacksons Road, Warriewood (commonly referred to as the Southern Buffer) by: rezoning the subject site from RU2 Rural Landscape to B4 Mixed Use; introducing Schedule 1 Additional Permitted Use for two sites to allow for 'residential accommodation': imposing building heights ranging between 10m to 24m; amending clause 6.1(3) 'number of dwellings to be erected' on the land to reflect the development potential of the site; and removing the application of minimum lot size controls from part of the site.

As per the request in Tim Archer's letter dated 2 February 2015, please find attached the advice of the Sydney East Joint Regional Planning Panel in regards to the above request for Pre-Gateway Review.

Should you require any further information on this matter please contact Lisa Foley on telephone number 02 9228 2067 or lisa.foley@planning.nsw.gov.au

Yours sincerely

William Maslin
Manager
Regional Panels Secretariat

**Joint Regional Planning Panel – Planning Assessment Commission
Pre-Gateway Review**

The Joint Regional Planning Panel (JRPP) has considered the request for a review of the proposed instrument as detailed below.

The Pre-Gateway Review:

Date of Review:	Tuesday, 17 February 2015
Dept. Ref. No:	PGR_2014_PITTW_001_00
LGA:	Pittwater
LEP to be Amended:	Pittwater Local Environmental Plan 2014
Address / Location:	3, 6, 8, 10 and 12 Boondah Road and 6 Jacksons Road, Warriewood (commonly referred to as the Southern Buffer)
Summary of Proposal:	<ul style="list-style-type: none"> • rezoning the subject site from RU2 Rural Landscape to B4 Mixed Use; • introducing Schedule 1 Additional Permitted Use for two sites to allow for 'residential accommodation'; • imposing building heights ranging between 10m to 24m; • amending clause 6.1(3) 'number of dwellings to be erected' on the land to reflect the development potential of the site; and • removing the application of minimum lot size controls from part of the site.
Panel Chair:	John Roseth
Panel Members:	Julie Savet Ward, Tim Moore, Julie Hegarty and Jacqueline Townsend

Reason for review:	<input checked="" type="checkbox"/>	The council has notified the proponent that the request to prepare a planning proposal has not been supported
	<input type="checkbox"/>	The council has failed to indicate its support 90 days after the proponent submitted a request to prepare a planning proposal

In considering the request, the JRPP has reviewed all relevant information provided by the proponent as well as the views and position of the Department of Planning and Environment and the relevant local government authority. Based on this review the JRPP recommends the following:

JRPP RECOMMENDATION:	<input type="checkbox"/>	The proposed instrument should be submitted for a Gateway determination, subject to the matters raised in the recommendation of the Panel
	<input checked="" type="checkbox"/>	The proposed instrument should not be submitted for a Gateway determination
Composition of Recommendation:	<input checked="" type="checkbox"/> Unanimous <input type="checkbox"/> Not unanimous	Comments:

JRPP Advice and Justification for Recommendation:

1. The Panel has considered the Department of Planning and Environment's briefing note, as well as the views of the Council and of the proponent. The reasons for the Panel's decision not to recommend that the proposal proceed to Gateway Determination are as follows:

2. The Panel acknowledges that the Warriewood Valley Strategic Review Report 2013 suggests that individual landowners in the Southern Buffer may pursue their own planning proposals. However, the proposal is inconsistent with the Warriewood Valley Strategic Review Addendum Report 2014. This is a recent report prepared by the Council and based on community input. The general intention of the Addendum Report for most of this land is to be used for recreation.
3. The scale of the residential component of the proposal is twice that of nearby development and would be out of context with any other development in the Warriewood Valley.
4. The site is flood-prone land. The proposal is inconsistent with s117 Direction 4.3 in that it may have impact on other properties. The Panel notes that the proponent acknowledges that, should the proposal proceed to Gateway, further work on flooding would be required. If this were the only problematic aspect of the proposal, the Panel would merely defer consideration pending completion of further flooding studies.
5. The Panel notes that there are Endangered Ecological Communities on the land. While the proponent suggests that these communities could be replanted/relocated elsewhere, there is no firm proposal, approved by the landowner of the land, for such compensatory relocation or replanting.
6. The future population of Warriewood Valley requires additional Open Space. The majority of the site (excluding 6 Jackson Road) has been identified for future active open space in the draft Warriewood Valley Section 94 Contribution Plan. The Panel notes that the population foreseen by this proposal (about 1,000 persons) alone generates a need for about 2.8 ha of Open Space.
7. The amount of retail area proposed is excessive. The proposed connection to the existing Warriewood Centre is unsatisfactory. The impact on the expanded Warriewood Centre of -18%, suggested by the applicant, is significant. The impact on Mona Vale Centre has not been calculated.

Endorsed by



John Roseth
Chair, Sydney East
Joint Regional Planning Panel
17 February 2015