

Department of Planning and environment  
Planning and Land Use Strategy  
Level 32, 4 Parramatta Square  
12 Darcy Street Parramatta NSW 2150

12 April 2023

## **Rezoning Review Request – RR-2023-4 – 10-12 Boondah Road, Warriewood**

Dear Sir/Madam,

This submission accompanies the Rezoning Review request relating to the request to amend the Pittwater LEP provisions relating to the land known as 10-12 Boondah Road, Warriewood.

The supporting material uploaded included the Planning Proposal as amended during the assessment process and considered by Council.

The Northern Beaches Council have notified the applicant by letter dated 31 March 2023 that Council is not supporting the proposal.

Accordingly, the applicant has elected to pursue a rezoning review of the Planning Proposal request submitted to the Northern Beaches Council.

The proposed amendments to the Pittwater LEP 2014 that would result if the rezoning review request is successful are:

- Amend the land zoning map to show the subject land as R3 Medium Density Residential and C2 Environmental Conservation (draft zoning map at Attachment 1);
- Amend the height of building map to impose height of a maximum height of RL 15.0m over the part of the site proposed to be zoned R3 Medium Density Residential;
- Amend the minimum lot size map to remove the application of the minimum subdivision lot size provisions from the land;
- Amend the Urban release area map to identify a Sector for 10-12 Boondah Road for the purposes of applying a dwelling yield range at clause 6.1(3) of the LEP; and
- Amend Clause 6.1(3) to impose a dwelling yield range for the site of 40-45 dwellings.

The objectives of the proposal are to:

- Continue residential development adjoining existing residential and retail service development within the Warriewood Valley release area;
- Provide residential accommodation opportunities responding to identified demand;
- Optimise the utilisation of existing infrastructure; and
- Preclude from urban development those areas identified through the studies undertaken that are not suited for urban development and implement an appropriate zone to ensure the protection of these lands.

## **Strategic and site specific merits of the proposal**

The Planning Proposal request report of June 2022 prepared by SJB Planning sets out the strategic and site specific merits of the rezoning request and are summarised below:

### **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 to directly satisfy passive open space provision generated by the proposed 44 dwellings and to provide permeability to the wider Warriewood Valley to the Warriewood Wetlands from the east that could be further developed at development application stage.

The proposal includes the offer to provide four dwellings as affordable housing for a period of ten years with the housing contemplated to be managed during that time by registered community housing provider.

### **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 Towards 2040 Local Strategic Planning Statement and the Northern Beaches Local Housing Strategy.

### **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 and the site is subject to a Biodiversity Certification Assessment Report lodged with the Office of Environment and Heritage.

### **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.

In summary the planning proposal request is considered to have site specific and strategic merit as set out in detail within the package of material that was submitted to and considered by Northern Beaches Council and which is re-submitted with this rezoning request.

## Justification for the review request

The Planning Proposal relates to land that has been part of the Warriewood Valley Urban Release area since its inception. The land is identified in the Warriewood Valley Strategic Review 2012 and Warriewood Valley Strategic Review Addendum Report 2014 as comprising land of development capability ranging from More capable through to least capable. The subject land proposed to be zoned R3 Medium Density residential is generally mapped as more to moderately developable land. The Planning Proposal request is supported by a range of studies addressing flood management, flora and fauna, bushfire hazard management, contamination, and traffic impact assessment. A site masterplan demonstrating how the development can integrate with existing development in the locality has also been prepared.

The Planning Proposal request identifies an opportunity to respond to an identified shortfall of the provision of 275 dwellings from the forecast demand 3,700 dwellings through to 2036 identified in Council's Local Housing Strategy (LHS) and the shortfall of 251 dwellings from the original forecasts of dwelling yield from the Warriewood Valley land release. The Planning Proposal also responds to the recent announcement of the abandonment of the Ingleside Place Strategy that will exacerbate any shortfall of dwellings in the region.

The land is located adjacent to land zoned for urban purposes, being residential and commercial and is a logical extension of these urban lands. The Planning Proposal is a logical infill development opportunity that does not face the infrastructure delivery constraints that pose challenges to the Ingleside and Frenchs Forest release areas.

The dwelling yield of 40-45 dwellings is modest additional capacity but additional capacity none the less in a site with access to amenities, services, and transport far superior to other future options in Ingleside and Frenchs Forest.

The proposal also includes the offer of the provision of four dwellings for a period of ten (10) years as affordable housing which is proposed in a manor house form to maximise opportunities for the provision of accessible single level housing to maximise the potential resident base opportunities for the affordable housing dwellings.

The Planning Proposal request aligns with the Greater Sydney Region Plan 2018 (Region Plan) and North District through the following attributes:

- Seeking the development of serviced land that is within a walkable catchment to transport, services, and recreation facilities.
- Utilising existing infrastructure and services while also providing for additional public recreation facilities being an embellished local playground that will serve the needs of the incoming residential population as well as providing access and amenities to the broader community.
- The land is well located for active connection to existing facilities and services. The Planning Proposal would also deliver additional passive open space and access through to the Warriewood Wetlands.
- 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 as well as appropriately zoning the sensitive buffer area to the Warriewood Wetlands
- The Planning Proposal provides an opportunity to add to the housing stock in a low-rise medium density form favoured by Council
- The Planning proposal would provide multi dwelling housing opportunities in a well serviced location adjacent to an existing centre.

- 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 a C2 Environmental Conservation zone.
- The site is within a walkable catchment to the Warriewood Square local centre and transport in the B-Line bus routes.
- The Planning Proposal request is supported by an ecological assessment which includes measures to manage and mitigate the potential ecological impacts of urban development of the land.
- Future development of the land would accommodate tree canopy provision.
- Publicly accessible open space is proposed and access to the Warriewood Wetlands improved.
- The housing opportunity would be within 30 minutes of services, employment, and recreational facilities.
- The proposal includes the provision of an affordable housing element and is well located within a 10-minute walkable catchment to a regional bus service.
- The site is well located to the B-Line offering public transport connectivity.
- The site is not part of the metropolitan rural area.
- Green connections can be accommodated on the creekline and within any future development of the land.

It is clear that the site and immediate locality has attributes that support the detailed consideration of the site for a modest urban development on land that is extremely well located to take advantage of existing infrastructure and on a site that is highly accessible.

The planning proposal includes a mechanism to impose an appropriate zone to protect land that has environmental attributes worthy of retention and provides a contribution to the affordable rental housing as part of any future development of the land.

For the preceding reasons, there is considerable merit in the pursuit of a review of Council's decision to not support the Planning Proposal request.

Should you require any further information to the above, please do not hesitate to contact me on (02) 9380 9911 or by email at sbarwick@sjb.com.au.

Yours Sincerely,



Scott Barwick  
Director

Attachment



