



Planning

Office of the Director General

Mr Mark Ferguson
General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 1660

Y09_2625

Dear Mr Ferguson,

**REQUEST FOR DECLARATION OF MAJOR PROJECT, RESIDENTIAL DEVELOPMENT AT
14-18 BOONDAH ROAD, 23-27 WARRIEWOOD ROAD AND 2 MACPHERSON STREET,
WARRIEWOOD (MP 09_0162)**

I refer to a recent request from Meriton Apartments Pty Ltd to declare a residential development at the above sites a Major Project under Part 3A of the *Environmental Planning and Assessment Act, 1979*.

After careful consideration, I have formed the opinion that the proposal for land at 14-18 Boondah Road, Warriewood is development of a kind described under the *State Environmental Planning Policy (Major Development) 2005* being a residential development with a value of greater than \$100 million and is therefore a Project to which Part 3A of the Act applies. I have also authorised the submission of a Concept Plan for the proposal under Section 75M of the Act.

The declaration of this Project is non-discretionary under the SEPP and automatically fall within Part 3A of the Act.

In forming this opinion, the Proponent has been advised that further discussion will be required regarding the proposed height, scale and density of this development and the site isolation of Nos. 5-7 Macpherson Street, Warriewood.

In addition, the Proponent has been advised that further analysis will need to be undertaken in regard to issues relating to the capacity of the Warriewood Sewage Treatment Works, flood and bushfire impacts, protection of adjoining wetlands and riparian corridors, social and physical infrastructure provision (including Section 94 contributions).

Council will be consulted in regard to the matter of the Director-General's Requirements for the Boondah Road proposal shortly.

I have also advised Meriton that I am not prepared to authorise the submission of a Concept Plan for the proposal at 23-27 Warriewood Road / 2 Macpherson Street, Warriewood. In this regard, a more strategic approach is required involving the development of the whole of Buffer Area 1 to ensure equitable outcomes are achieved for all landowners and to enable a more careful consideration of existing development capacity and infrastructure constraints. It is also noted that Council's LEP identifies this land as containing development constraints, requiring a more detailed consideration of the future development of this site.

In terms of the broader Warriewood locality (including the above sites) comprising Buffer Areas 1, 2 & 3, Sector 15 and Sector B, the Department considers that higher densities are likely to be sustainable in these areas. The land is located in close proximity to existing services and facilities and benefits from access to public transport. Following resolution of the STP buffer issues, the Department is keen to progress further investigations and understands Council is supportive of this action.

Accordingly, I would like to propose that a joint strategic review be undertaken between the Department and Council for this area. The review would include the employment and proposed recreational areas where the Council has expressed interest in investigating opportunities to improve land use arrangements. The Department will undertake further investigations to determine an appropriate funding mechanism to undertake this work. The review would culminate in an agreed process to amend Council's planning controls for the area.

I look forward to discussing this matter with you to finalise the details to progress this important work.

Should you have any further enquiries about this matter, I have arranged for Michael Woodland, Director, Metropolitan Projects to assist you. Michael may be contacted at the Department's Bridge Street Office on telephone number 9228 6150.

Yours sincerely,


Sam Haddad
Director-General

1/12/2009