



## Planning

Office of the Director General

Mr Peter Spira  
General Manager  
Meriton Apartments Pty Limited  
Level 11, 528 Kent Street,  
**SYDNEY NSW 2000**

Y09\_2625

Dear Mr Spira,

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

Thank you for your request dated 19 August 2009, seeking confirmation that your proposal is a Major Project to which Part 3A of the *Environmental Planning and Assessment Act, 1979* (the Act) applies.

I have formed the opinion that your proposal for the land at 14-18 Boondah Road, Warriewood is development of a kind described in Schedule 1, Group 5 Clause 13(1), of the Major Development SEPP 2005 and is a Project to which Part 3A of the Act applies. I have also authorised the submission of a Concept Plan for the proposal on this land under Section 75M of the Act.

In forming this opinion, you are advised that further discussion will need to occur regarding the proposed height, scale and density of this development and the site isolation issue for Nos. 5-7 Macpherson Street. In addition, 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).

However, I am not prepared to authorise the submission of a Concept Plan for the proposal at 23-27 Warriewood Road and 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. Further, the provisions of Council's LEP 1993 identify this land as containing development constraints which I consider warrant more detailed investigation and consideration before a final decision is made regarding redevelopment at the densities being contemplated in your proposal.


The Department is proposing to request Pittwater Council work jointly with the Department on a strategic review of the land located within Buffer Areas 1, 2 & 3, Sector 15 and Sector B within the Warriewood Valley to investigate the sustainability of achieving higher residential densities.

The area of the review includes your land and will facilitate the resolution of timely and equitable outcomes for all stakeholders in the locality.

The Director-General's Requirements for the proposal will be issued shortly.

Should you have any further enquiries about this matter, I have arranged for Michael Woodland, Director, Urban Assessments to assist you. Michael may be contacted at the Department's Bridge Street Office on telephone number (02) 9228 6150.

Yours sincerely,

  
Sam Haddad  
**Director-General**

1/12/2009