



Planning & Infrastructure

Office of the Director General

Mr Mark Ferguson
General Manager
Pittwater Council
PO Box 882
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qA224770

Dear Mr Ferguson

I am writing concerning the public release of the *Warriewood Valley Strategic Review*. As you know the Department and Council staff have been working in partnership to prepare a Strategic Review Report that will establish a framework to guide future development in the Warriewood Valley.

I appreciate that this has been a complex process that has included an analysis of a wide range of constraints including economic feasibility, hydrology, traffic and transport and urban design. An important part of the overall process has been consultation with the community.

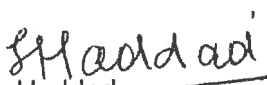
The final Report recommends that some parts of the study area be progressed immediately as planning proposals, with densities to rise from 25 dwellings per hectare (d/ha) to 32 d/ha. It is important that Council progress this as a priority.

While the Report proposes specific residential densities, I consider that there may be future opportunities for a greater mix of housing types and higher densities, particularly on larger sites or if sites can be amalgamated. The content of the report and economic feasibility analysis support this position. Opportunities for higher density development beyond that recommended in the Strategic Review could be explored through planning proposals subject to appropriate merit assessment. The Department will assess any such proposals it receives on that basis.

I am pleased to advise that I have endorsed the *Warriewood Valley Strategic Review* subject to the above. I appreciate Council's ongoing cooperation in achieving this milestone.

If you have any further enquiries about this matter, I have arranged for Ms Juliet Grant Regional Director of the Department's Sydney Region East Team to assist you. Ms Grant can be contacted on (02) 9228 6113.

Yours sincerely


Sam Haddad
Director General

1/5/2013