

# **STATEMENT OF ENVIRONMENTAL EFFECTS**

Section 79 (c) Environmental Planning & Assessment Act 1979

## **Sector 8 Warriewood**

### **PROPOSED SUBDIVISION at Forest Road & Macpherson Street WARRIEWOOD**

**Lots 1 & 2 D.P. 18303, Lots A, B & C D.P. 328260  
Lot 1 D.P. 593363 & Lot 12 D.P. 659528**

7 Existing Lots into 12 New Lots with New Roads  
comprising 8 "Super Lots", One Open Space Lot  
& Three Residue Lots  
(5 additional lots)

for

Australand Holdings Limited

### **Stage 0**

17 March 2004

Ref: 1710/0B

# **STATEMENT OF ENVIRONMENTAL EFFECTS**

**Development Application for PROPOSED SUBDIVISION  
at Sector 8:**

**Forest Road & Macpherson Street, WARRIEWOOD  
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**for Australand Holdings Limited**

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## PROJECT OBJECTIVES

The objective of this development is to establish 8 "super lots", one open space lot within Sector 8 Warriewood & three residue lots (within Sector 9) in accordance with Pittwater Council L.E.P. 1993, Warriewood Valley Development Control Plan No. 29 and approved Master Plan to facilitate future development of the site.

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Development Application for  
**PROPOSED SUBDIVISION**

at Sector 8:

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(5 additional lots)

## SECTION 79C EVALUATION UNDER ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

### 1. SITE DETAILS – Sector 8

Land Description	Area	Owner
Lot 1 D.P. 18303	3.1 ha	Australand Holdings Limited
Lot 2 D.P. 18303	2.026ha	Australand Holdings Limited
Lot A D.P. 328260	8,675m <sup>2</sup>	Australand Holdings Limited
Lot B D.P. 328260	5,324m <sup>2</sup>	Australand Holdings Limited
Lot C D.P. 328260	8,094m <sup>2</sup>	Australand Holdings Limited
Lot 1 D.P. 593363	1.039 ha	Australand Holdings Limited
Lot 12 D.P. 659528	4,363m <sup>2</sup>	Australand Holdings Limited

### 2. ZONING

In conjunction with this Development Application a revised Rezoning Application has been lodged with Pittwater Council to rezone the subject land to Residential (Medium Density) in accordance with the Warriewood Valley Development Control Plan No 29 (WVDCP) for Sector 8. (Ref Annexure A - Craig & Rhodes Ref 1719L16).

Pittwater Council has requested a Sec. 69 Certificate under the EP&A Act for the gazettal of the Rezoning LEP by the Minister for IP&NR.

### **3. TOPOGRAPHY**

The site displays a gentle undulating topography with grades ranging from 1% to 13% falling generally from the western boundary adjacent to Forest Road to Fern Creek.

The topography of the site as demonstrated by the above grades is suitable for residential development consistent with the subject proposal. (Ref Annexure B - Craig & Rhodes Ref 1710T1)

### **4. SITE DESCRIPTION**

The site area of this Development Application measures 8.81 ha in area and fronts both Macpherson Street and Forest Road, Warriewood (Ref Annexure B Detail Survey 1710T1).

The majority of the existing lots comprise Sector 8 lands.

The southern extremities of the sector are defined by Fern Creek.

Some of the subject lands are located beyond Fern Creek and these lands form part of Sector 9 and do not form part of this Development Application other than by the creation of three residue lots.

The site is currently partly vacant and or occupied by existing dwellings and outbuildings in a rural setting.

Glass houses and agricultural buildings are also found on the site. These buildings are in various levels of condition.

All buildings on the subject lands have or will be demolished to allow development of the site and these demolition works have been approved by Council as per DA's N0556/02 & N0488/03.

The site is generally clear of trees with remnant vegetation located along Fern Creek. Each existing dwelling contains garden plantings and typical street alignment ornamental trees.

### **5. DEVELOPMENT PROPOSAL**

The proposed subdivision of the existing seven lots into 8 "Super Lots", one open space lot and three residue lots is designed to facilitate an efficient development of the site in accordance with WVDCP No. 29. (Please refer Annexure C - Craig & Rhodes Ref 1710L18 for details of the proposed subdivision.)

Future Development Applications will be lodged by Australand over "Super Lots" 1 to 8 inclusive for dwellings and apartments in accordance with the Sector 8 "Master Plan".

**Statement of Environmental Effects**  
Development Application for Stage 0 "Super Lot" Subdivision at  
Sector 8: Forest Road & Macpherson Street, WARRIEWOOD – for Australand Holdings Limited

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This application also seeks to create the necessary "Public Roads" to establish access to the "Super Lots" and Open Space Creek Line Corridor & District Park.

In conjunction with the proposed road construction it is proposed to either cut or fill a bench for each of the "Super Lots" to a design level consistent with the proposed dwellings intended for each lot. These works will be subject to a future Construction Certificate application.

The Water Management Plan for the site Patterson Britton & Partners has determined an indicative road and or bench level of each "Super Lot". These indicative levels are shown on Drawing No. 4903-03 Issue B "Fern Ck Post Development Flood Extents" of the PBP *Water Management Report* (Annexure D) and are subject to refinement.

As part of the proposed earthworks on the site it is estimated by Patterson Britton that it will be necessary to import approximately 7,500 m<sup>3</sup> of fill material onto the site.

## **6. MATTERS FOR CONSIDERATION AS PER WVDCP NO. 29**

### **6.1 Master Plan**

Master Planning of the Sector has been undertaken by Roberts Day Town Planners as required by the WVDCP.

Appropriate Master Plan and Rezoning Application has been lodged and approved by Pittwater Council in accordance with this element of the DCP which will allow development of the site. Refer (Annexure A) Rezoning Plan C&R Ref 1710L16. (Prepared in conjunction with Roberts Day Town Planners)

The Section 69 Certificate under the Environmental Planning & Assessment Act 1979 has been requested by Council which has recommended to the Minister the rezoning of the site by adopted.

This Development Application for Subdivision is generally in accordance with the Master Plan and Rezoning Application.

Minor variation to the Master Plan is required adjacent to Lot 11 Sec C DP 5464 owned by Mirvac to accommodate their development objectives.

These amendments are minor in nature and do not alter the intent of the Master Plan.

### **6.2 Subdivision Layout**

A Detailed Subdivision dimensioned lot layout plan has been prepared by Craig & Rhodes Ref: 1710L18 for Stage 0 (Annexure C). This plan establishes the "super Lots" to allow future development of the site and creation of open space lands and residue lots within Sector 9.

**Statement of Environmental Effects**  
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Sector 8: Forest Road & Macpherson Street, WARRIEWOOD – for Australand Holdings Limited

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Subsequent Development Applications will be lodged over "Super Lots" 1 to 8 inclusive to facilitate the "Built Form" and individual allotments.

Lot 9, parallel to Fern Creek, will be developed as part of the Multi Purpose Creek Line Corridor and District Park for the Sector.

Lots 10, 11 & 12 form part of Sector 9 and will be retained as residue lots for inclusion in future rezoning and development applications.

### **6.3 Waste Minimisation**

A Waste Minimisation Plan has been prepared construction of future road and drainage works in accordance with the "Waste Board" requirements (Refer Annexure E).

### **6.4 Site Coverage**

Site coverage calculations can not be determined at this stage of the project as detailed design of the proposed dwellings and apartments on the "Super Lots" has not been finalised to date and as such extent of impervious areas are unknown.

Australand is aware of the requirements of the WVDCP and will ensure that the developable area of the site will not exceed the required maximum 50% site coverage.

### **6.5 Water Management & Multi-Function Creek Line Corridor**

Patterson Britton has undertaken a detailed analysis of the Creek Line corridor proposed for the site over the existing course of Fern Creek and adjoining Creek Line Corridor – *Water Management Report Development Application Stage Vol.1 & 2, October 2003*.

Details of the findings and recommendations for water quality, watercourse rehabilitation and on site detention are set out within the report which is submitted with this application.

The Rezoning Plan (Annexure A) C&R Ref 1710L16 shows the extent of the proposed District Park, Open Space Buffer & Multi function creek line corridor with a width from the centre of Fern Creek of 25 metres.

The retention of existing trees within the Multi Function Creek Line Corridor is dependent upon the final design of the Fern Creek works.

Beyond the Multi function creek line corridor an open space buffer strip and District Park up to 100 metres in width has also been provided.

A comprehensive water treatment train is proposed by Patterson Britton that will in combination allow sustainable water reuse, on site detention and water quality objectives to be achieved in accordance with the principles of Water Sensitive Urban Design & Ecological Sustainable Development.

**Statement of Environmental Effects**  
Development Application for Stage 0 "Super Lot" Subdivision at  
Sector 8: Forest Road & Macpherson Street, WARRIEWOOD – for Australand Holdings Limited

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Each lot will be provided with a rain water storage tank that will allow 2.4m<sup>3</sup> of storage for internal toilet flushing & garden irrigation.

The proposed bio-retention swales, infiltration trenches and storm water detention areas will achieve water quality and runoff control.

The Patterson Britton report addresses the requirements of the Warriewood Valley Water Management Specification.

It is estimated that the maintenance of the Water Quality structures that will come under Council's control after the completion of the project will be in the order of \$30,000 per annum.

In addition, Mather & Associates have prepared a concept Landscape Master Plan (Annexure F) for the District Park & Multi-function Corridor together with an accompanying report. This plan and report detail suitable plantings and treatment along the corridor as per WVDCP No. 29.

## **6.6 Flood**

Both Fern Creek & Narrabeen Creek represent a possible risk from flood on the site. These watercourses drain catchments above the site that flow to the Warriewood Wetlands.

The creeks are intermittent only and as such flows occur only at times of heavy rainfall.

The Patterson Britton *Water Management Report* has determined that the 1:100 & PMF flows for Fern Creek are contained within the Multi-Function creek line corridor following the minor modification of the creek cross sections and removal of obstructions to the creek as required.

The 1:100 & PMF flows for Narrabeen Creek will be prevented from entering the site by the filling of the lots fronting Macpherson Street to a level above the PMF.

With appropriate management of the creek line and minimum building floor levels the potential risk from flooding on the site is minimal.

*Drawing 4903-03 Issue B* of the PBP report identifies the extent of both the 1:100 & PMF floods within the site.

## **6.7 Pedestrian and Cyclist Network**

A pedestrian & cyclist network is proposed for the Sector. This system is shown on the Landscape Master plan prepared by Mather & Associates is (Annexure F).

The western extent of the sector adjacent to Mater Maria Catholic College is to be linked by a cycle way to the eastern boundary of Sector 8 adjacent to Garden Street. The cycleway will run parallel to the District Park & Multi



Function corridor within the Buffer strip of open space adjacent to Fern Creek.

At regular intervals along the length of the cycleway the existing road system is linked to the cycleway to provide a degree of connectivity and access to the open space corridor from future dwellings and adjoining Sectors.

This aspect of the application is in accordance with the WVDGP.

## **6.8 The Road System**

Thompson Stanbury Associates has undertaken an assessment of the road system proposed for the Sector.

The Traffic Impact Statement concludes that the proposed road network will satisfactorily convey both vehicles and pedestrian traffic generated by the sector in a safe manner utilising a system of appropriate road widths and traffic calming measures.

The road network demonstrates the required road hierarchy as per WVDGP by providing a system of Local Roads and Laneways of varying widths.

The Stage 0 Development Application Plan 1710L18 (Annexure C) sets out the width of each road within the sector namely Roads No. 1 to 7 inclusive.

Public Road widths range from 8 to 21 metres.

It is intended that all Roads within the Sector will be Public Roads.

A roundabout is proposed for the intersection of the estate entry road with MacPherson Street and Forest Road.

An alternative one way road connection via proposed Road No. 3 will be provided to Macpherson St at the eastern extent of Australand's Sector 8 lands.

The traffic report recommends Council support the project.

## **6.9 Public Recreation and Open Space**

The District Park, Multi Function Creek Line Corridor and Open Space Buffer Strip provides open space for the subject part of the Sector comprising 2.102 ha in area.

The first 25 metres in width from Fern Creek will provide the Multi Function Creek Line Corridor in accordance with WVDGP No. 29 for the locality.

The second band of open space will comprise both the District Park & "Private Buffer" as shown on the coloured Rezoning Plan Ref: 1710L16 (Annexure A).

The Landscape Master Plan prepared by Mather & Associates details landscaping of the open space corridor together with tree retention and planting.

#### **6.10 Focal Neighbourhood Centre**

The Focal Neighbourhood Centre for Sector 8 is located within lands not subject to this Development Application. The centre is proposed to be included within Lot 11 Sec. C D.P. 5464 located at the corner of Garden & MacPherson Streets. (As shown on Annexure A)

#### **6.11 Community Facilities**

There are no community facility buildings proposed for lands within Sector 8.

Future opportunities may exist for community facilities to be established in the District Park by Council in accordance with Council's Section 94 Plan.

#### **6.12 Utilities and Services**

Discussions and correspondence has been held with the service authorities for the Sector.

All service authorities have indicated that they will be able to supply the development with their respective services in the future as the demand arises.

Annexure G contains written responses from Sydney Water, Telstra, Agility (gas) & Energy Australia.

It is intended that the existing overhead electricity transmission line passing through the site from Fern Creek Road in the south to Macpherson Street will be relocated underground.

Energy Australia has given an initial approval to the proposal and EA has been instructed to proceed with the investigation and design of the relocation of the overhead cables underground.

#### **6.13 Landscaped Amenity Buffer Strips**

An extensively landscaped buffer strip is to be provided at the interface of the residential and open space elements of the proposal.

The extent of this landscaping is shown on the Mather & Assoc Landscape Master Plan. (Annexure F & Mather & Associates Landscape Report)

#### **6.14 Natural Environment**

A detailed assessment of Sector 8's environment has been undertaken by Gunninah Environmental Consultants. Refer *Flora and Fauna Report* dated January 2002.

The report concludes that there are no endangered fauna species located on or visiting the site. As such there is no constraint to development of the site due to fauna issues.

In regards to Floral matters the report concludes that there are remnant stands of Swamp Mahogany Vegetation Community located along the length of Fern Creek. This community is listed as an endangered community under the Threatened Species Conservation Act and should be retained if possible on the site.

Careful consideration of the endangered community should be given during design of any creek line modifications.

#### **6.15 Landscaping**

A detailed landscape master plan has been prepared for Sector 8 by Mather & Associates. (Annexure F & attached report)

The plan shows extensive planting in both the road reserves and open space areas District Park and Multi Function Creek line corridor in accordance with the requirements of the WVDGP.

This landscaping will ensure that the visual amenity and the recreational expectations of both future residents and Council are achieved.

#### **6.16 Bushfire Protection**

The mapping of Bushfire Prone Lands within Pittwater LGA indicates that the site is subject to the impact of Bushfire and part of Lot 1 D.P. 18303 falls within the 100 metre wide Bushfire Buffer zone..

An extract of Pittwater Councils Bushfire Prone Land mapping (Annexure I) confirms that the site is within the Bushfire buffer.

A Bushfire Assessment report has been undertaken by Conacher Travers over the site to determine the extent of impact. A copy of this report is lodged with the Application.

The impact of the bushfire buffer is limited to the north western corner of Lot 1 D.P. 18303 which forms part of Proposed Lot 1 of the development.

Although this application relates only to subdivision of the site and not the construction of dwellings the report by Conacher Travers provides recommendations for the standard of construction for the intended residential buildings on Proposed Lot 1 as follows;

**Recommendation 1** - Level 1 construction standards as defined within the Australian Standard AS 3953 'Construction of Buildings in Bush Fire Prone Areas', in accordance with Part 2.3.4 of the 'Building Code of Australia' should apply to the western elevation of the future dwellings on Proposed Lot 1.

#### **6.17 Land Contamination**

GeoEnviro Consultancy has undertaken extensive assessment of the subject site for potential contamination in two separate reports.

The two reports have determined that contaminated & uncontrolled fill material is found on the site.

On this basis it is advised that the fill can be remediated by either removal or on site treatment to ensure the site is suitable for residential purposes.

Validation and certification of the site remediation will be required.

#### **6.18 Acid Sulphate Soils**

The Dept of Land and Water Conservation has investigated the site for the existence of acid sulphate soils.

Their reports conclude that there are no apparent acid sulphate soils found on the site.

#### **6.19 Aboriginal Heritage**

Godden Mackay Logan has investigated the site for aboriginal relics.

The report determines that there are no apparent aboriginal relics found on the site.

#### **6.20 European Heritage**

Godden Mackay Logan has investigated the site for European Heritage.

The report determines that the existing dwelling at No. 31 Macpherson Street demonstrates characteristics of past rural land use of the locality and has been identified as an item of 'local significance'. The report adds that any development of Sector 8 should consider possibilities for the retention and conservation of the cottage and formal gardens.

If the retention of the cottage and gardens does not proceed as part of the redevelopment of the site then the items should be archivally recorded prior to demolition.

Demolition of the cottage has been approved by Council under DA N0488/03.

The cottage has been recorded to archive standards and details forwarded to Council.

## **6.21 Provision of Infrastructure in the Public and Private Domain**

To facilitate development of the Sector it will be necessary to construct extensive road, drainage, services, open space, and associated civil works.

These works will be funded by the developer, Australand.

The provision of material public benefits will be the subject of further discussions with Council.

## **7. SOIL & WATER MANAGEMENT**

A concept Soil and Water Management Plan has been prepared for civil works to be undertaken on the site. Refer Craig & Rhodes plan Ref 1710Z08 – Annexure H).

This plan shows a series of soil and water management devices that will assist in reducing the transportation of silt from the site during construction of civil works.

Following completion of detailed civil works design, a more detailed soil and water Management Plan can be prepared to address specific site issues.

## **8. DEMOLITION**

All buildings on the site have been approved for demolition in accordance with Development Consents issued by Pittwater Council - N0556/02 & N0488/03.

Demolition of remaining buildings on the site will occur in the near future.

All buildings will be demolished and removed from the site in accordance with AS 2601.1991 and Waste Management Plan (Annexure E).

## **9. BUILT ENVIRONMENT**

Matters regarding Built Environment will be addressed by subsequent Development Applications of the "Super Lots".

## **10. CIRCUMSTANCES OF THE CASE**

We are not aware of any other circumstances that may apply to this site.

**Statement of Environmental Effects**  
Development Application for Stage 0 "Super Lot" Subdivision at  
Sector 8: Forest Road & Macpherson Street, WARRIEWOOD – for Australand Holdings Limited

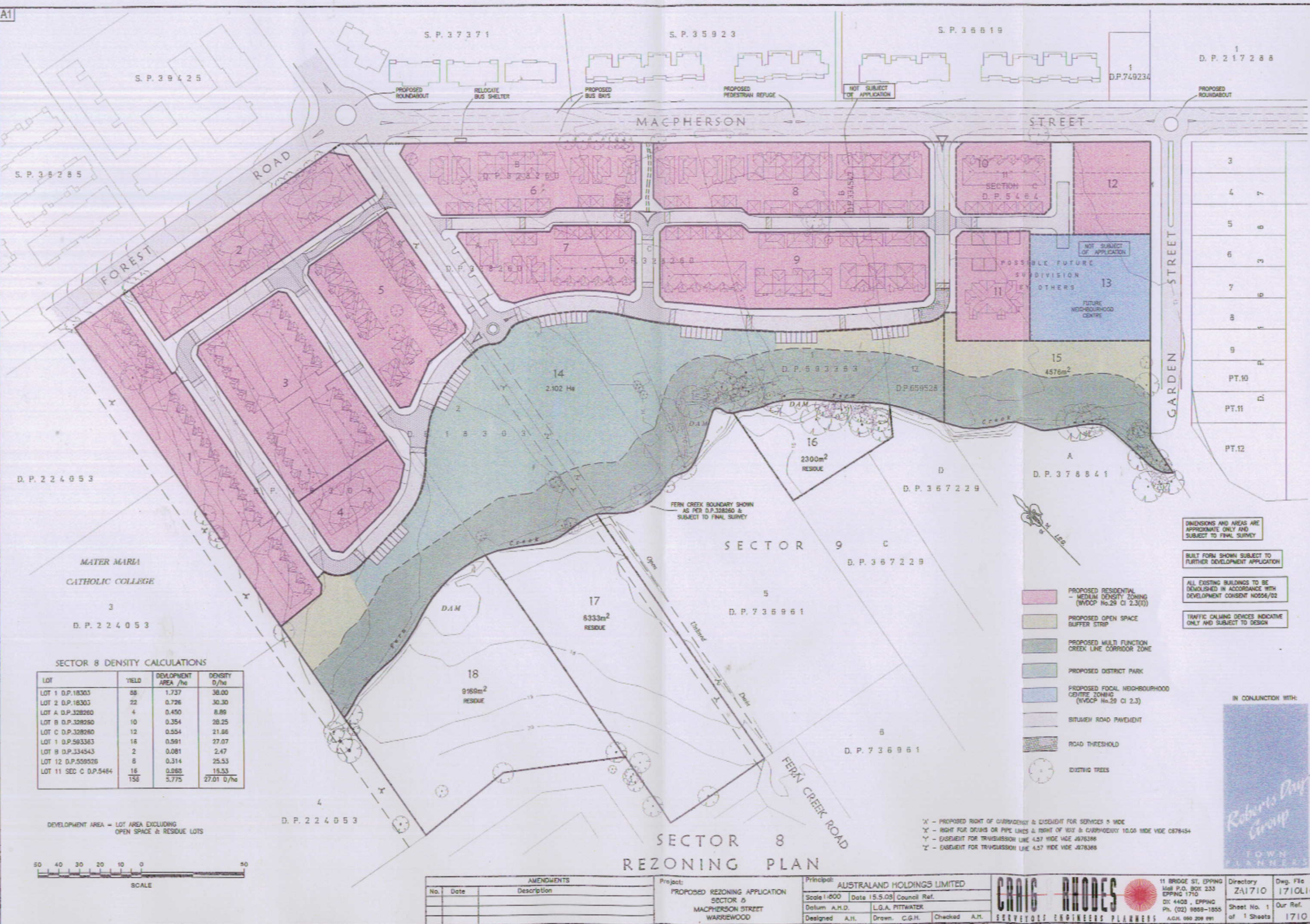
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**11. ANNEXURES**

- |   |  |               |
|---|--|---------------|
| A | Rezoning Plan Sector 8 (Colour) - A3   | C&R 1710 L16  |
| B | Detail Survey Sector 8 - A3  | C&R 1710 T1   |
| C | Stage 0 Lot Layout Subdivision Plan - A3   | C&R 1710 L119 |
| D | PBP - Fern Ck Post Development Flood Extents Drawing 4903-03<br>(Water Management Report) - A3 |               |
| E | Waste Management Plan (Craig & Rhodes)   |               |
| F | Mather & Associates – Landscape Master Plan - A3   |               |
| G | Services Letters (Sydney Water, Telstra, Energy Australia, AGL)                                |               |
| H | Soil & Water Management & Tree Removal Plan - A3   | C&R 1710 Z09  |
| I | Bushfire Prone Land Mapping (Colour) - Pittwater Council - A4                                  |               |



A1

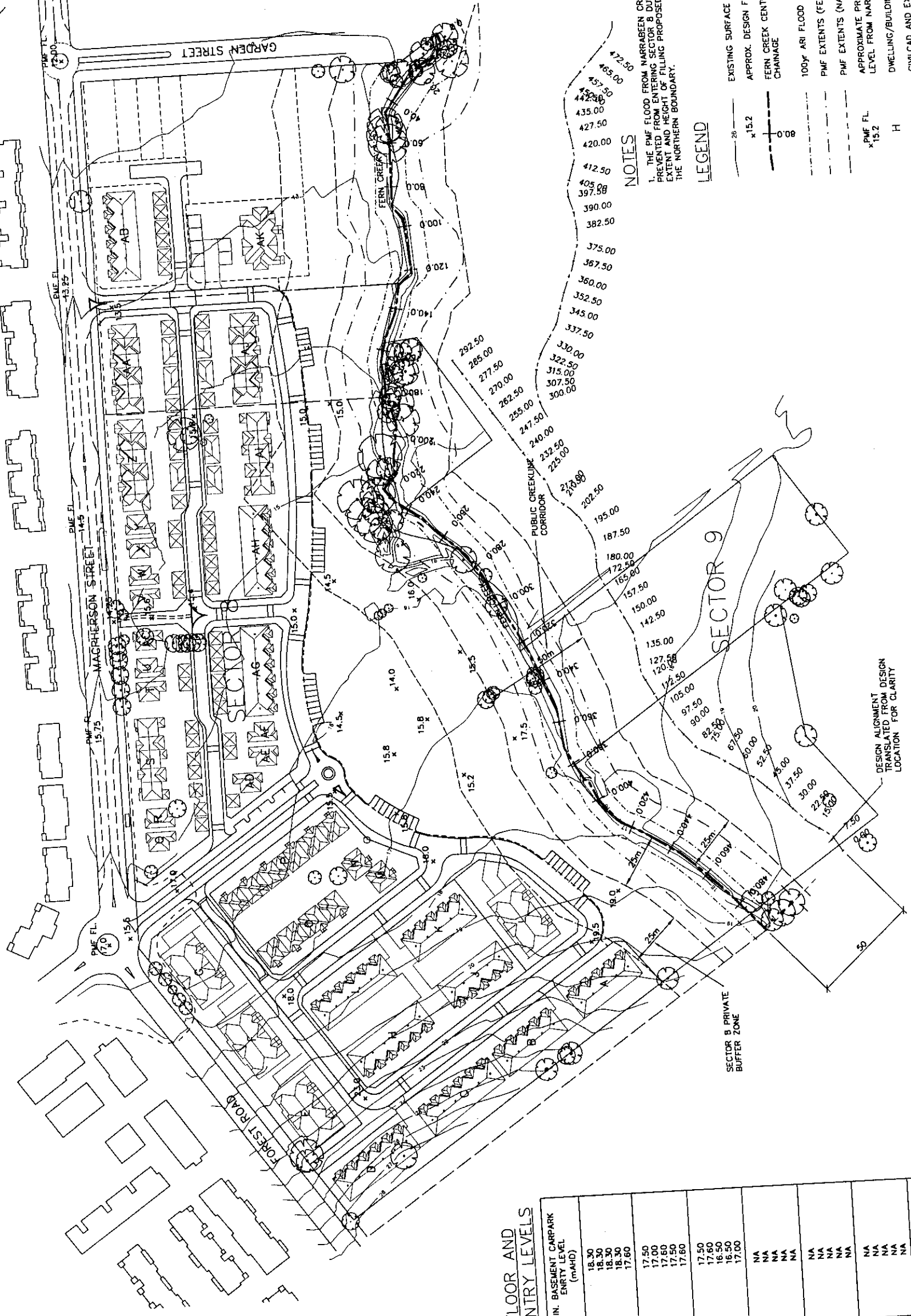
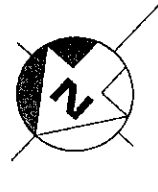










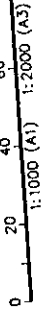


**NOTES**

1. THE PMF FLOOD FROM NARRABEEN CREEK IS PREVENTED FROM ENTERING SECTOR 8 DUE TO THE EXISTING FLOOD BARRIERS AND THE PROPOSED FLOOD BARRIERS ALONG THE NORTHERN BOUNDARY.

**LEGEND**

- EXISTING SURFACE CONTOUR (1m INTERVAL)
- APPROX. DESIGN FINISHED SURFACE LEVEL
- FERN CREEK CENTRELINE AND HEC RAS CHAINAGE
- 100Y ARI FLOOD EXTENTS
- PMF EXTENTS (FERN CREEK)
- PMF EXTENTS (NARRABEEN CREEK)
- APPROXIMATE PROBABLE MAXIMUM FLOOD LEVEL FROM NARRABEEN CREEK (mAHd)
- PMF FL x15.2
- DWELLING/BUILDING DESIGNATION
- CIVILCAD AND EXTRAN CHAINAGE (PROPOSED)



**MINIMUM REQUIRED FLOOR AND BASEMENT CARPARK ENTRY LEVELS**

BUILDING CODE	MIN. FLOOR LEVEL (mAHd)	MIN. BASEMENT CARPARK ENTRY LEVEL (mAHd)
A	18.30	18.30
B	18.30	18.30
C	18.30	18.30
D	18.30	17.60
E	17.50	17.50
F	17.00	17.00
G	17.60	17.50
H	17.50	17.50
I	17.50	17.50
J	17.50	17.50
K	17.50	17.50
L	17.50	17.50
M	16.50	16.50
N	16.50	17.00
O	17.00	17.00
P	16.20*107.00*	NA
Q	16.75	NA
R	16.40	NA
S	16.10	NA
T	15.70	NA
U	15.65	NA
V	15.50	NA
W	15.40	NA
X	15.30	NA
Y	15.20	NA
Z	15.00	NA
AA	14.50	NA
AB	14.00	NA
AC	13.25	NA
AD	16.20	NA
AE	16.20	NA
AF	16.20	NA
AG	16.20	NA
AH	15.50	NA
AI	15.00	NA
AJ	14.50	14.50

\*FROM SOUTH TO NORTH

DRG STATUS: PRELIMINARY, NOT FOR CONSTRUCTION

ISSUED FOR	DATE	BY	DATE	BY
DA	28.10.03	M. TOOKER	14.05.03	M. TOOKER
SWA		ARG		MS
MS		ARG		MS

INITIALS SHOWN IN THE ADJACENT ISSUE RECORDS INDICATE THE STAGES UNDERTAKEN IN THE DRAWING APPROVAL PROCESS. DRAWINGS ARE ONLY TO BE USED WHEN APPROVED BY PATTERSON & PARTNERS. THE ORIGINAL SIGNATURE OF THE DRG REVERSE SIDE OF THE ORIGINAL OF THE DRG REGISTER/TRANSMITTAL FORM No.5.2.2. HELD BY PATTERSON BRITTON & PARTNERS

Level 2  
104 Mount Street  
North Sydney 2060  
Telephone (02) 9557 1519  
Facsimile (02) 9557 1291  
email reception @ pabm.com.au  
A.C.N. 003 220 226

Client  
**AUSTRALAND**  
Project  
**WARRIEWOOD VALLEY  
SECTOR 8**

**FERN CREEK  
POST DEVELOPMENT  
FLOOD EXTENTS**

Drawing No. **4903-03**  
Issue **B**  
Cad File No. **4903-03**  
Xref(s)

# **Waste Management Plan**

## **Sector 8** **Warriewood**

Demolition & Civil Works  
Construction

at 25,29 & 31 Macpherson Street  
WARRIEWOOD

for

Australand Holdings Limited

13 February 2004

Ref: 1710/0B

Waste Management Plan Form 1: Land use or activity proposed

Outline of proposal: -

Site Address: -

25,27 & 31 Macpherson Street & Garden Street, Forest Road

WARRIEWOOD

Applicant's Name and Address: -

Australand Holdings Limited

c/o Craig & Rhodes Pty Ltd

PO Box 233, EPPING NSW 1710

Tel: 9869-1855 Fax: 9869-2341 Mobile: 0408 466 751

Buildings and other structures currently on site: -

Various brick, rendered, weatherboard and fibro dwellings, numerous sheds and green houses together with underground services and footings. Refer Craig & Rhodes Plan Ref 1710T1 attached.

Brief description of proposal: -

Demolition of all existing buildings and structures on the site and disposal to approved tip or recycling plant, Construction of Road, Drainage & Service Infrastructure - Refer Craig & Rhodes Plan Ref 1710Z07 attached.

The details provided on this form are the intentions for managing waste related to this project.

Signature of  
Applicant

Date: 13 February 2004

ANDREW J HALMARICK  
Registered Surveyor

Waste Management Plan Form 2: Details of waste management – demolition phase

MATERIALS ON-SITE			DESTINATION		
Type of Materials	Estimated		Reuse and Recycling		Disposal
	Vol (m <sup>3</sup> )	Wt (t)	ON-SITE • specify proposed reuse or on-site recycling methods	OFF-SITE • specify contractor and recycling outlet	
Brick		150		Enviroguard – crush and reuse	
Weatherboards		100		Enviroguard - Tip	
Fibro		50			Enviroguard - Tip
Timber		100		Recycle by demolisher	
Concrete		200		Concrete Recyclers	
Tiles		50		Concrete Recyclers	
Glass		200			Enviroguard - Tip
Plastic		50			Enviroguard - Tip
Pavers		50		Concrete Recyclers	
Trees		100	Mulch & Respread on site		

PLEASE NOTE ⇒ Ensure that all details are in the correct columns

Waste Management Plan Form 3: Details of waste management – construction phase

MATERIALS ON-SITE		DESTINATION		
Type of Materials	Estimated	Reuse and Recycling		Disposal
	Vol (m <sup>3</sup> ) Wt (t)	ON-SITE • specify proposed reuse or on-site recycling methods	OFF-SITE • specify contractor and recycling outlet Enviroguard – Recycle	
Concrete			Recycle	• specify contractor and landfill site
Timber / Formwork			Recycle	
Pavers			Recycle	
Bitumen				Enviroguard – Tip
Pipes			Recycle	
Road Base			Recycle	
Plastic Wrapping		On-Site Covers		
Mixed Waste				Council Tip
Fuel				Enviroguard – Disposal

PLEASE NOTE ⇒ Ensure that all details are in the correct columns

Waste Management Plan Form 4: Ongoing management of waste

TYPE OF WASTE TO BE GENERATED	EXPECTED VOL PER WEEK	PROPOSED ON-SITE STORAGE AND TREATMENT FACILITIES	DESTINATION
Please specify e.g. food waste, glass, paper, metal, off-cuts, etc.	Litres or m <sup>3</sup>	e.g. waste storage and recycling area, garbage chute, on-site composting compaction equipment	● recycling ● disposal ● specify contractor
Concrete		Stockpile	Recycle
Mixed Waste		Storage Bins	Tip Site
Road Base		Stockpile	Recycle
Plastic		Storage Bins	On-Site Re-use
Trees		Mulch & Stockpile	On-Site Mulch

## Waste Management Plan Form 5: Ongoing Management of Waste

Describe how you intend to ensure ongoing management of waste on-site (e.g. lease conditions, caretaker / manager on-site).: -

1. The selected contractor for the works will be required to implement recycling and environmentally sound purchasing, including waste minimisation initiatives.
2. All garbage and waste on the site will be separated into bins to allow source separation of materials
3. EMP for all construction & demolition works will be prepared.
4. All waste materials will be disposed to approved tip location.





SECTOR 11

SECTOR 12

MATER MARIA  
CATHOLIC COLLEGE

50.0M SETBACK FROM  
CREEK CENTRE LINE

25.0M SETBACK FROM  
CREEK CENTRE LINE

CREEK CENTRE LINE

SECTOR 9

NOTE:  
LOT LAYOUT AND NEIGHBOURHOOD PARK DESIGN  
SHOWN IN SECTOR 9 DIAGRAMMATIC ONLY AND  
NOT TO BE CONSIDERED AS PART OF THIS  
SUBMISSION

# LEGEND

- STREET TREES
- SPECIMEN TREES
- EXISTING TREES TO BE RETAINED SUBJECT TO  
FINAL HOUSING AND SERVICE LAYOUT
- EXISTING TREES TO BE REMOVED
- CANOPY TREE PLANTINGS
- MACROPHYTE PLANTING
- DRY CREEK BEDS
- MOWN GRASS AREAS

- CYCLEWAY/PEDESTRIAN PATHS
- INCIDENTAL PARK STRUCTURE  
PICNIC SHELTER, SHADE STRUCTURE, PERGOLAS
- PLAYGROUND - PLAY EQUIPMENT IN SOFTFALL  
MATERIAL
- CHILD PROOF FENCE
- ADVENTURE TRAIL ALONG CREEKLINE
- CYCLEWAY REST AREA (SEAT, SOLAR LIGHT, BIN)
- SOLAR LIGHTS
- ROAD THRESHOLDS

NORTH

0 5 10 20 40m  
PLAN SCALE 1:1000 @ A1  
1:2000 @ A3

## PROPOSED TREE SPECIES SELECTION

Location	Species	Common Name	Mature Ht & Spd	Location	Species	Common Name	Mature Ht & Spd
Macpherson Street	<i>Ficus religiosa</i>	Port Jackson Fig	15m x 12m	Evergreen trees for residential lots	<i>Banksia integrifolia</i>	Leaves-onced Myrtle	8m x 5m
Garden Street	<i>Angophora costata</i>	Smooth-barked Apple	15m x 10m		<i>Elaeocarpus reticulatus</i>	Coastal Banksia	8m x 5m
Forest Road	<i>Eucalyptus laurata</i>	Scribbly Gum	12m x 8m		<i>Glochidion ferdinandi</i>	Bulberry Ash	8m x 5m
Entry Road	<i>Angophora costata</i>	Smooth-barked Apple	15m x 10m		<i>Hymenosporum flavum</i>	Chinese Tree	8m x 5m
Internal Roads	<i>Eucalyptus laurata</i>	Scribbly Gum	12m x 8m		<i>Magnolia grandiflora</i>	Bull Bay Magnolia	8m x 5m
	<i>Glochidion ferdinandi</i>	Cheese Tree	10m x 8m		<i>Tristania lutea</i>	Water Gum	8m x 5m
	<i>Waterhousea borbonica</i>	Giant Water Gum	8m x 5m				
Leaseways	<i>Tristania lutea</i>	Water Gum	8m x 5m	Deciduous & light canopy trees for residential lots	<i>Acer palmatum</i>	Japanese Maple	8m x 5m
	<i>Elaeocarpus reticulatus</i>	Bulberry Ash	8m x 5m		<i>Jacaranda mimosoides</i>	Jacaranda	8m x 5m
Specimen Trees	<i>Ficus macrophylla</i>	Morton Bay Fig	16m x 16m		<i>Podocarpus chinensis</i>	Chinese Podocarpus	8m x 5m
	<i>Ficus religiosa</i>	Port Jackson Fig	15m x 12m		<i>Platanus digitata</i>	Palm Tree	8m x 5m
	<i>Magnolia grandiflora</i>	Bull Bay Magnolia	12m x 10m		<i>Fraxinus 'Raywood'</i>	Closest Ash	8m x 5m
Canopy trees for larger lots & open space	<i>Acmena smithii</i>	Lily Pilly	8m x 5m	Riparian corridor along creek line	<i>Acacia implexa</i>	Hickory	6m x 4m
	<i>Angophora costata</i>	Smooth-barked Apple	15m x 10m		<i>Acacia pennantiana</i>	Paranatta Creek Wattle	10m x 4m
	<i>Eucalyptus botryoides</i>	Bangalay	15m x 10m		<i>Casuarina glauca</i>	Swamp Oak	10m x 4m
	<i>Eucalyptus haemastoma</i>	Scribbly Gum	12m x 8m		<i>Callistemon strictus</i>	Black Wattle	12m x 6m
	<i>Eucalyptus punctata</i>	Grey Gum	12m x 8m		<i>Eucalyptus botryoides</i>	Bangalay	15m x 10m
	<i>Eucalyptus robusta</i>	Swamp Mahogany	15m x 10m		<i>Eucalyptus robusta</i>	Swamp Mahogany	15m x 10m
	<i>Syncarpia glomulifera</i>	Turpentine	15m x 10m		<i>Glochidion ferdinandi</i>	Chinese Tree	8m x 5m
					<i>Melaleuca decora</i>	White Feather Honey-myrtle	6m x 3m
					<i>Melaleuca linifolia</i>	Shower-summit	10m x 4m
					<i>Melaleuca styphelioides</i>	Prickly-leaved Paperbark	6m x 3m
					<i>Livistona australis</i>	Cabbage Tree Palm	20m x 2m

## SECTOR 8 - LANDSCAPE PLAN WARRIEWOOD VALLEY



Landscape Architects  
MATHER & ASSOCIATES  
LANDSCAPE ARCHITECTS  
100 CATHERINE STREET  
LEICESTER NSW 2040  
PH: 02 9549 1100 FAX: 02 9549 1101  
WWW.MATHER-ASSOCIATES.COM.AU

Client: AUSTRALAND HOLDINGS  
Project: WARRIEWOOD SECTOR 8  
CNR MACPHERSON & GARDEN STREETS  
Title: LANDSCAPE PLAN  
Scale: 1:1000  
Date: MAY 2003  
Designed: JO  
Drawn: JO  
Checked: JO



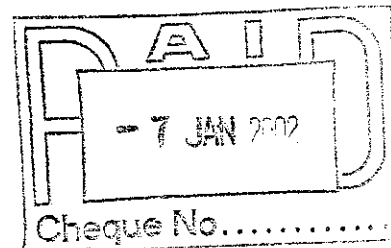
4 January 2002  
Ray Blinkhorne  
Tel: 9952-0596  
Fax: 9411-3730

Craig & Rhodes Pty Ltd  
DX 4408  
EPPING

Attention: **Andrew Halmarick**

Dear Sir,

Your Reference: **1710**  
Subject: **Servicing of Proposed Development**  
Property: **Warriewood Valley Release Area – Sector 8**



I refer to your letter dated 7 December 2001 regarding the servicing of Sector 8 Warriewood Valley.

Sydney Water has carried out an investigation in regard to the servicing requirements for Sector 8 of the Warriewood Valley Release.

The provision of the major water and waste water infrastructure for Sector 8 will have to be constructed to enable the construction of the reticulation systems to service the sector. These works involve the construction and amplification of water and waste water mains.

The development will be subject to Developer Charges and the cost of providing reticulation mains. The Development Servicing Plan (DSP) Charges for Warriewood Valley are available and detail the charges for water and waste water services.

This advice is indicative and is subject to a Section 73 Certificate Application being lodged with Sydney Water together with a detailed plan of subdivision and Pittwater Council's letter of approval.

Should you require further information or clarification of the above please contact me on the above mentioned telephone number.

Yours sincerely

Ray Blinkhorne  
Developer Activity Team Manager  
Chatswood Customer Centre

## Facsimile



To Mr Andrew Halmarick  
Project Manager  
Global Connect  
Network & Development Forecasting

Company Craig & Rhodes  
PO Box 233  
Epping NSW 1710  
Locked Bag 3101  
Burwood NSW 1605

Facsimile 02-98692341  
Telephone 02 9397-2056  
Facsimile 02 9715-2653

From Peter Phillips  
Senior Development  
Analyst

Subject Sector 8 MacPherson St,  
Warriewood

Date 10 Dec 2001

Total Pages 1

Dear Andrew

Telecommunications Infrastructure Pre-Provisioning Confirmation

RE: Sector 8 MacPherson St. Warriewood  
DCP No.29 Warriewood Valley Urban Land Release

In relation to your enquiry I wish to notify you that Telstra Corporation Limited confirms that arrangements have been made regarding the provision for Network infrastructure to the above address for the proposed development.

Once the telecommunications network infrastructure is provided to the above proposed development **additional works** will still be required in order to provide services for customers within the development and these works will be carried out at Telstra's sole discretion.

Telstra Corporation Limited is not responsible to Craig & Rhodes, a recipient of this Confirmation or anyone else for any loss suffered in connection with this Confirmation or any of the content and excludes, to the maximum extent permitted by law, any liability which may arise as a result of the issue of this Confirmation or its content.

Yours Sincerely,

*Peter Phillips*  
Peter Phillips

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Telstra Corporation Limited  
ABN 19 95 141 124 555

EPL-CE/NSA  
Tel: 9477 8285  
Fax: 9477 8288  
Email: [nausten@energy.com.au](mailto:nausten@energy.com.au)



12 December 2001

Andrew Halmarick  
Craig & Rhodes  
PO Box 233  
Epping NSW 1710

570 George Street  
Sydney NSW 2000  
Telephone 13 1525  
+61 13 1525  
Facsimile (02) 9269 2830  
[www.energy.com.au](http://www.energy.com.au)

Address all mail to  
GPO Box 4009  
Sydney NSW 2001  
Australia

Dear Andrew

Thank you for your letter of 7<sup>th</sup> December 01 (your ref 1710) concerning the provision of electrical services to Sector 8 Warriewood.

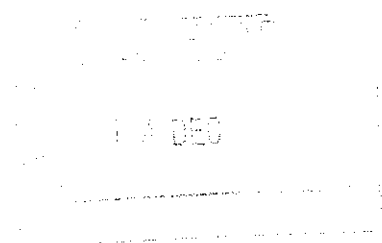
This letter confirms that EnergyAustralia has adequate capacity in its network to provide supply to this sector.

The provision of underground electrical services and associated replacement of overhead mains on the development side of Forest Road and Macpherson Street, will be carried out as a contestable project. The work could therefore be carried out, at the developer's cost, by EnergyAustralia or another accredited service provider.

Yours faithfully,

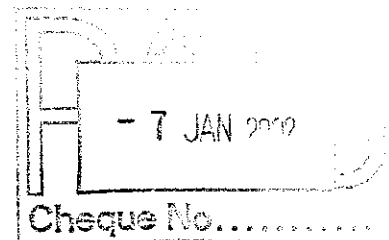
A handwritten signature in black ink, appearing to read "Neil Austen".

Neil Austen  
Customer Service Sydney North



24 December 2001

Craig & Rhodes Pty Ltd  
P.O. BOX 233  
EPPING NSW 1710



Dear Sir,

**RE: SECTOR 8 MACPHERSON STREET**  
**WARRIEWOOD**

AGL Gas Networks is very interested in participating in the above project redevelopment.

Our policy is to extend our natural gas infrastructure network into all new residential developments wherever economically viable.

Initial investigations reveal that extending our natural gas network to the proposed estate could represent a reasonable investment.

We would need to confirm our initial findings at a future date when you can provide us with detailed subdivision plans.

Thank you for your inquiry and comprehensive briefing on the above proposal which will be held on file for future reference. We would appreciate being kept informed of its progress.

If further information or assistance is required, please contact me on (02) 9757 7263.

Yours faithfully,  
AGILITY MANAGEMENT PTY LTD

  
**PETER JURD**  
**NETWORK DEVELOPMENT**  
**OFFICER**

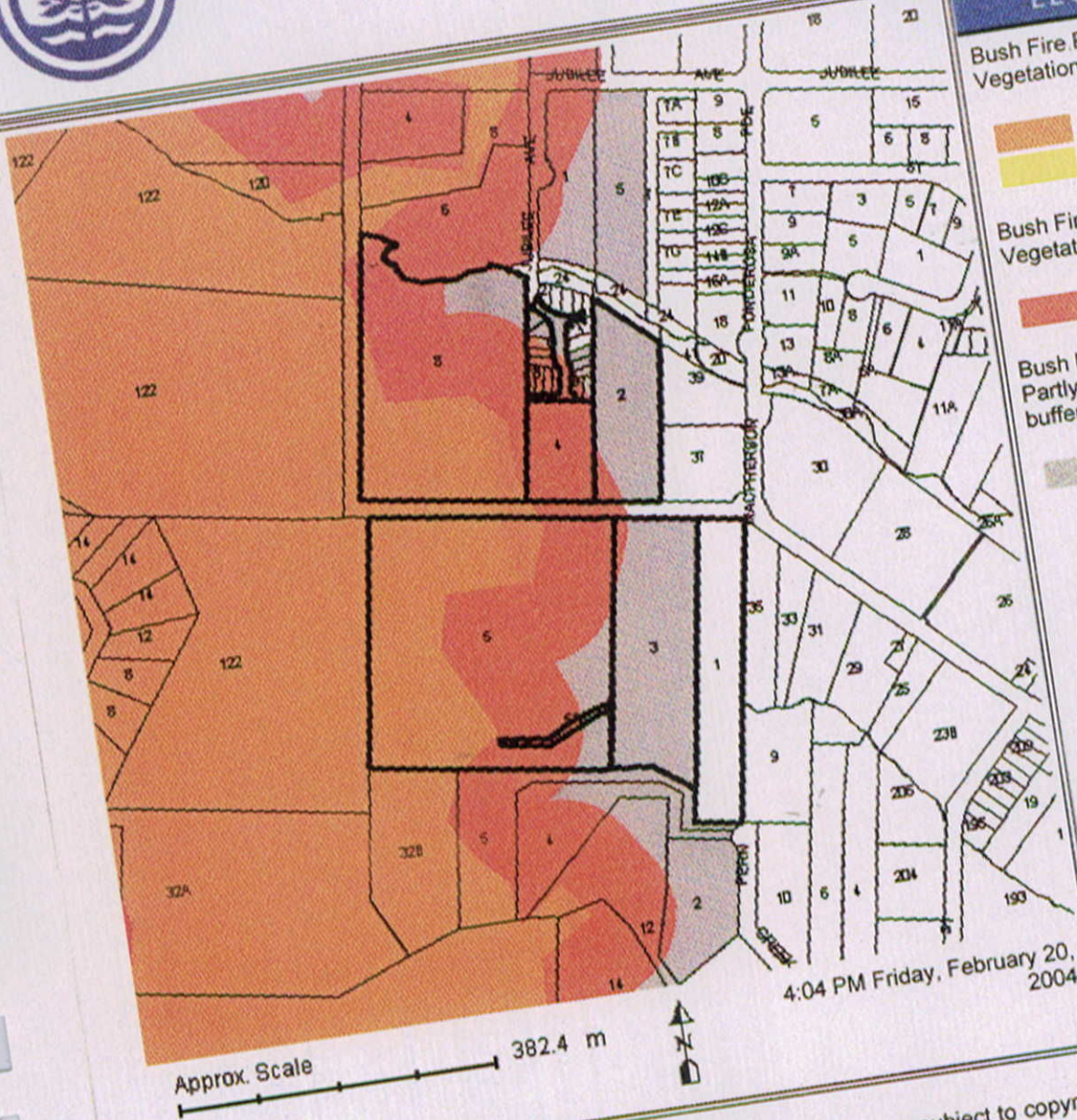
VL1-I







# Pittwater Council Mapping



## LEGEND

Bush Fire Prone Land  
Vegetation Category



Bush Fire Prone Land  
Vegetation Buffer



Bush Fire Prone Land  
Partly within vegetation or  
buffer area



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