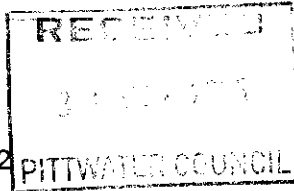


30 March 2005

The General Manager
Pittwater Council
Vuko Place
WARRIEWOOD NSW 2102



ATTENTION: Neill O'Donnell
Strategic Planner

RECEIVED

Dear Sir

**PROJECT: Rezoning Application R0001/05
4-8 Forest Road
Sector 5 Warriewood Valley Urban Land Release**

With reference to further information required as set out in your letter dated 11 February last and our subsequent lodgement of additional information:

1. We have consulted with URM Group, a waste management company that is currently contracted for adjoining similar sites, to establish workable procedures for the Sector 5 waste management.

Their reply is attached and we can adopt the traffic flows to suit their recommendation.

2. Full geotechnical and site contamination analysis and testing is nearly completed and will be forwarded to Council shortly.

Yours faithfully


DENIS LEECH
Chartered Architect

DENIS LEECH AND ASSOCIATES PTY LIMITED
INCORPORATED IN NSW ACN 002 517 875

DENIS LEECH B.Sc.(ARCH), B.ARCH (HONS) UNIVERSITY OF NSW
SUITE 4, 9 FOAMCREST AVENUE NEWPORT BEACH NSW 2108
TELEPHONE: (02) 9997 7288 FACSIMILE: (02) 9997 3169
EMAIL: dleech@bigpond.net.au
ABN 49 002 517 875



UNITED RESOURCE MANAGEMENT GROUP

BELROSE WASTE MANAGEMENT CENTRE
CROZIER ROAD BELROSE NSW 2085
P.O. BOX 212 FORESTVILLE NSW 2087
TELEPHONE (02) 9450 1577 FAX (02) 9450 1599



Quality
Endorsed
Company

AS 9001 Lic 12624
Standards Australia

22th March, 2005
2394rv/js

Denis Leech
C/ Denis Leech & Associates PTY LTD
Suite 4/9 Foamcrest Avenue
Newport Beach NSW 2106

Dear Denis,

**RE: Proposed Development Sector 5 Warriewood Valley Urban Land Release,
428 Forest rd Warriewood.**

The following comments are provided in relation to the proposed residential development at the above address as detailed on plans Number SK-01 dated December 2004 prepared by your company.

These comments address only post development waste management activity as no details were provided in relation to the preparation of the site and any need for demolition of existing buildings or removal of associated debris, vegetation or soil prior to the commencement of, or during construction.

General Overview

Comments in relation to future waste management activity on site once the development is occupied, has assumed that such will be most practically serviced in conjunction with any future residential waste and recycling collection service as rendered by the relevant Local Government authority Pittwater Council.

Investigations with Council reveal a number of private neighbourhood developments are currently serviced in conjunction with the existing residential service by the incumbent contractor subject to the signing of an appropriate indemnity between the contractor, the relevant neighbourhood entity and Council, where relevant.

Access

Whilst we are advised by you that the access roadways for this development will not be Council infrastructure, access by any waste service vehicles would require the completion of an indemnity as described above.

As the nature of the Pittwater and recycling and garbage service is a mobile garbage bin (MGB) based automated system, any one way traffic configurations should note

UNITED RESOURCE MANAGEMENT GROUP OF COMPANIES :

UNITED RESOURCE MANAGEMENT PTY LTD
ACN No. 209 910 536
ABN No. 54 209 910 536

JOHNSTON WASTE PTY LTD
ACN No. 000 913 431
ABN No. 16 000 913 431

JOHNSTON WASTE TRADE PTY LTD
ACN No. 066 120 090
ABN No. 21 066 120 090

that collection vehicles can only pick up on the left hand side and traffic direction should be designed accordingly. For example in this regard the roadway which traverses the western side of the development is assumed to be one way due to its width and such would have to be one way to enable the collection vehicle to service units commencing at 12B and finishing at 1A.

The typical service vehicle would be a heavy rigid (HR) vehicle and accordingly all turning paths should be designed in accordance with Australian Standard 2890.2 – 2002, so as vehicles can practically negotiate all roundabouts and intersections without causing damage to grass road reserve areas.

Garbage storage area

The plan provided has not included a communal garbage storage area and such is considered reasonable as sufficient room exists in each town house to accommodate the existing MGB bin and crate configuration, as currently provided by Pittwater Council to its residents.

It has been assumed that 'common area' maintenance would be conducted under agreement and whether or not common area waste such as lawn clippings, general rubbish and the like will need to be stored should be addressed in any future maintenance document.

Common property maintenance should also address the need to sweep access roadways for litter and other debris, however in this instance it is assumed such will be done in accordance with the neighbourhood maintenance program and or as part of Pittwater Councils existing street sweeping program as negotiated with Council.

I trust this information to be of assistance to you however should you require further detail please do not hesitate to contact me directly on 9450 1577 during normal working hours.

Yours faithfully



RITCHIE VENN
General Manager