

DOC17/85698-01

Northern Beaches Council
(Attention: Land Release Team)
Civic Centre
725 Pittwater Road
DEE WHY NSW 2099



Dear Sir/Madam

**PRELIMINARY NOTIFICATION (NON STATUTORY) OF A DRAFT PLANNING PROPOSAL
(REZONING) FOR 6 JACKSONS ROAD, 10 AND 12 BOONDAH ROAD WARRIEWOOD**

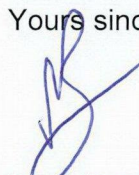
I am writing in reply to your request received by Environment Protection Authority (EPA) on the 24 January 2017 seeking comments from the EPA regarding the above draft planning proposal to inform whether Council would support proceeding to a formal planning process.

The EPA has undertaken a review of the draft planning proposal and has attached some comments to this letter (**Attachment A**) for Councils consideration. The rezoning proposal appears to involve proposed residential development in close proximity to Warriewood Sewage Treatment Plant (STP). It is important that the planning proposal provides an adequate assessment of environmental impacts and documents any proposed mitigation measures or strategies that prevent any future land use conflicts.

The EPA may have further comments on the planning proposal upon receipt and review of additional environmental information.

If you have questions regarding the above, please phone the contact officer on (02) 4224 4100.

Yours sincerely



14/02/17

PETER BLOEM
Manager Illawarra
Environment Protection Authority

Contact officer: Paul Wearne
(02) 4224 4100

Attachment:

ATTACHMENT A

The site is located in the southern area of the Warriewood Valley urban release area within an area known as the Southern Buffer. The draft planning proposal is seeking to rezone land in this Buffer, which is in the vicinity of Sydney Water's Warriewood Sewage Treatment Plant (STP), from RU2 Rural Landscape to R3 Medium Density Residential, B2 Local Centre, RE1 Public Recreation and E3 Environmental Management.

The draft planning proposal appears to state the following:

- The Southern Buffer area has been delayed for redevelopment initially due to the desire to provide a buffer to the Warriewood STP.
- The STP has been upgraded to a level that the desired buffer is now able to be accommodated within the Sydney Water landholding and no longer relies upon limitation of land use on private land holdings.
- The STP has been identified as a potential source of odour impact and ameliorative measures have been implemented by Sydney Water at the STP.

There is a history of community complaint regarding odours from the STP. The STP has been identified as being a moderate potential for land use conflict in the map titled, Protecting Key Employment and Urban Service Lands in Greater Sydney in the Greater Sydney Commission's Sustainability Profile for Greater Sydney.

The EPA understands that an odour management project was undertaken by Sydney Water at Warriewood STP which was completed in June 2009. The aim of this project was to undertake odour mitigation works and improve the operation of the existing works such that surrounding developments would not be adversely impacted by odours from the STP. The odour mitigation works are understood to have reduced odour emissions from the STP under typical weather and STP operating conditions. The EPA understands that no further odour mitigation measures are proposed at the STP by Sydney Water at this time.

Residential land use is proposed within approximately 80m or less from the STP premises boundary. There appears to be insufficient information in the rezoning proposal to determine if any proposed future sensitive land uses could be impacted by odour and noise from the STP. No odour assessment has been provided with the supporting information to validate that the ameliorative measures or odour mitigation works that have been undertaken at the STP and contain the odour within the boundary of the STP premises. There has also been no noise impact assessment undertaken for the proposal including an assessment of any potential impacts from the STP (for example, truck movements, operational noise of plant and equipment).

The EPA understands that Sydney Water requires developers to pay a contribution (known as the Warriewood Wastewater Treatment Plant Developer Contribution Charge) for odour mitigation works at the STP for all new residential developments within 400 metres of the STP. The Contribution Charge must be paid prior to Sydney Water issuing a Section 73 Certificate under the *Sydney Water Act 1994*.

Council should seek advice from Sydney Water on the draft planning proposal. The EPA would appreciate a copy of this written advice upon receipt to inform any future EPA comment on this matter. This advice should consider the above information and include, but not be limited to whether the developers' Contribution Charge will apply and advice on any further odour/noise mitigation works at the STP.