

<b>Application number</b>	MP 09_0162
<b>Project</b>	Concept Plan and Stage 1 Project Application for the construction of a residential development.
<b>Location</b>	14-18 Boondah Road, Warriewood
<b>Proponent</b>	Meriton Apartments Pty Limited
<b>Date issued</b>	23.12.07
<b>Expiry date</b>	If the Environmental Assessment (EA) is not exhibited within 2 years after the date of issue, the applicant must consult further with the Director-General in relation to the preparation of the environmental assessment.
<b>Key issues</b>	<p>The Environmental Assessment (EA) must address the following key issues:</p> <ol style="list-style-type: none"> <li><b>1. Relevant EPI's policies and Guidelines to be Addressed</b> <ul style="list-style-type: none"> <li>Planning provisions applying to the site, including permissibility and the provisions of all plans and policies are contained in <b>Appendix A</b>.</li> </ul> </li> <li><b>2. Built Form</b> <ul style="list-style-type: none"> <li>Address the height, bulk and scale of Stage 1 and future stages of the development within the context of the locality. Detailed envelope/height and contextual studies and visual assessment should be undertaken for Stage 1. The studies should include options for the height, siting and layout of building envelopes, open space and the road/pedestrian network and demonstrate appropriate separation between individual buildings, setbacks to roads and footpaths and any environmental buffer areas.</li> </ul> </li> <li><b>3. Open Space</b> <ul style="list-style-type: none"> <li>Address the provision and allocation of private and public open space areas (including any required connection to local or regional cycleways/pedestrian paths) for the Concept Plan and Stage 1 Project Application to meet the demand arising from the increased density and demonstrate that an appropriate area of private and public open space will be provided.</li> </ul> </li> <li><b>4. Land uses and Density</b> <ul style="list-style-type: none"> <li>Identify the range of land uses proposed, and demonstrate consistency with the objectives of the "2(f) (Urban Purposes - Mixed Residential)" zone. In particular, the EA should justify the intensity of non - residential uses proposed in Stage 1 and in the later stages of the Concept Plan.</li> <li>Provide justification for the proposed dwelling yield and floor space.</li> </ul> </li> <li><b>5. Isolated Sites</b> <ul style="list-style-type: none"> <li>The proposal should seek to amalgamate with the adjacent properties known as 5 and 7 Macpherson Street so that there is a more appropriate and reasonable relationship with future developments in the locality. The EA and shall include details outlining negotiations with the owners of the affected properties. In the event that amalgamation is not possible, the EA shall address development potential of the isolated sites if they cannot be included within this proposal.</li> </ul> </li> </ol>

**6. Urban Design / Public Domain**

- Address the design quality with consideration of the façade, massing, setbacks, building articulation, use of appropriate colours, materials/finishes, landscaping, safety by design/ public domain, including an assessment against the CPTED Principles.
- Demonstrate how the design, layout and public domain areas proposed in the Stage 1 Project Application will integrate with the Concept Plan.

**7. Bushfire**

- Address the requirements of Planning for Bush Fire Protection 2006 and the Rural Fires Act 1997.

**8. Environmental and Residential Amenity**

- Address solar access, acoustic privacy, visual privacy and view loss and demonstrate that the Concept Plan and Stage 1 Project Application achieve a high level of environmental and residential amenity.

**9. Car Parking**

- Demonstrate the provision of sufficient on-site car parking for the proposal, having regard to local planning controls and RTA guidelines.

**10. Transport and Accessibility (Construction and Operational)**

- Provide a Traffic Management and Accessibility Plan (TMAP) prepared in accordance with the Draft Interim TMAP Guidelines;
- Provide a Traffic and Accessibility Impact Study prepared in accordance with the RTA's Guide to Traffic Generating Developments, considering traffic generation, any required road / intersection upgrades, access, loading dock(s), car parking arrangements, measures to promote public transport usage and pedestrian and bicycle linkages;
- Provide an assessment of the implications of the proposed development for non-car travel modes;
- Demonstrate how users of the development will be able to make travel choices, and provide an assessment of existing STA bus services and capacity; and,
- Address the adopted Warriewood Valley Roads Masterplan.

**11. Ecologically Sustainable Development (ESD)**

- Detail the incorporation of ESD principles in the design, construction and ongoing operation phases of the development, including waste management, and demonstrate that the proposal has been assessed against a suitably accredited rating scheme to meet industry best practice.

**12. Flora & Fauna**

- Address impacts on flora (including trees to be retained) and fauna, including threatened species, populations and endangered ecological communities and their habitats and steps taken to mitigate any identified impacts to protect the environment, both marine and land in accordance with DECCW "Threatened Species Assessment Guidelines 2007".
- Demonstrate the implementation of measures to protect and rehabilitate the adjoining Fern Creek, the Warriewood Wetland area and riparian corridor in accordance with the "Guidelines for Controlled activities in riparian corridors".

**13. Contributions**

- Address the provision of public benefit, services and infrastructure having

	<p>regard to Council's Section 94 Contribution Plan and provide details of any Planning Agreement or other legally binding instrument proposed to facilitate this development. Address the additional demands arising in respect to the significant increase in density proposed by the Concept Plan.</p> <ul style="list-style-type: none"> <li>• Address the relevant arrangements with Sydney Water required to contribute to the upgrading of the Sewage Treatment Plant arising from the Concept Plan and Stage 1 Project application.</li> <li>• Address any State Infrastructure Levy requirements, particularly relating to traffic and transport infrastructure.</li> </ul> <p><b>14. Flooding, Drainage and Surface Water Management</b></p> <ul style="list-style-type: none"> <li>• Address flooding/drainage issues associated with the development/site, including: stormwater, drainage infrastructure and incorporation of Water Sensitive Urban Design measures.</li> <li>• Provide an assessment of any flood risk on site in consideration of any relevant provisions of the NSW Floodplain Development Manual (2005) including the potential effects of climate change, sea level rise and an increase in rainfall intensity.</li> <li>• Provide particular consideration to all land located at or below Reduced Level 4.0 metres (AHD), and address the potential impact from sea-level rise, backwater effects as a consequence of sea-level rise, and State Sea Level Rise Policy benchmarks.</li> <li>• Identify any water management structures proposed to service the Stage 1 Project Application and any subsequent stage of the Concept Plan, including any dams, swales or detention basins. Information regarding the size, location, capacity and purpose of any water management structures.</li> </ul> <p><b>15. Ground Water Management</b></p> <ul style="list-style-type: none"> <li>• Identify ground water issues and potential degradation to ground water sources and identify mitigation measures required to remediate, reduce or manage potential impacts to the existing ground water resource and any dependent ground water environment or water users.</li> <li>• Provide details of the presence and distribution of Groundwater Dependent Ecosystems in the vicinity of the site and identify any potential impacts as a result of the proposal, and any mitigation measures required to address identified impacts.</li> </ul> <p><b>16. Aboriginal Heritage/Archaeology</b></p> <ul style="list-style-type: none"> <li>• Address Aboriginal Heritage in accordance with DECCW "Draft Guidelines For Aboriginal Cultural Heritage Impact Assessment and Community Consultation 2005".</li> </ul> <p><b>17. Utilities</b></p> <ul style="list-style-type: none"> <li>• Address the existing capacity and requirements of the development for the provision of utilities including staging of infrastructure works.</li> <li>• Address the capacity of the STP to accommodate the higher densities proposed in the Stage 1 application and the Concept Plan.</li> </ul> <p><b>18. Staging and Infrastructure Provision</b></p> <ul style="list-style-type: none"> <li>• Include details regarding the staging of the proposed development and identify staging including the provision and timing of all required infrastructure works. Identify the infrastructure work required (including private and public open space provision, works required within Fern Creek, internal road system and associated intersections) to ensure that the Stage 1 Project Application</li> </ul>
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	<p>development is fully serviced and that the infrastructure works serving the Stage 1 Project Application will be integrated with those for the Concept Plan area.</p> <p><b>19. Statement of Commitments</b></p> <ul style="list-style-type: none"> <li>• Include a draft Statement of Commitments detailing measures for environmental management, mitigation measures and monitoring.</li> </ul> <p><b>20. Consultation</b></p> <ul style="list-style-type: none"> <li>• Undertake an appropriate and justified level of consultation in accordance with the Department's <i>Major Project Community Consultation Guidelines October 2007</i>.</li> </ul>
<b>Deemed refusal period</b>	60 days



# APPENDIX A

## Relevant EPI's policies and Guidelines to be Addressed

- NSW State Plan;
- Draft North East Sub-regional Strategy;
- Pittwater Local Environmental Plan (LEP) 1993, including the provisions of Amendment No. 71, relevant Development Control Plans including Pittwater 21 DCP (Amendment No. 5);
- Warriewood Valley Planning Framework 1997 and the STP Buffer Sector Planning Framework (September 2001);
- NSW Children Service Regulation 2004;
- State Sea Level Rise Policy
- Warriewood Valley Landscape Masterplan and Design Guidelines;
- NSW Ground Water Policy Framework Policy
- NSW Groundwater Quality Management and Protection Policy
- NSW State Rivers and Estuaries Policy
- NSW Wetlands Management Policy
- SEPP (Building Sustainability Index: BASIX) 2004;
- SEPP 55 - Remediation of Land;
- SEPP (Infrastructure) 2007;
- SEPP 65 - Design Quality of Residential Flat Development and the Residential Flat design Code (RFDC); and,
- Nature and extent of any non-compliance with relevant environmental planning instruments, plans and guidelines and justification for any non-compliance.

## APPENDIX B

### Plans and Documents to accompany the Application

General	<p>The Environmental Assessment (EA) must include:</p> <ol style="list-style-type: none"> <li>1. An executive summary;</li> <li>2. A thorough site analysis including site plans, areal photographs and a description of the existing and surrounding environment;</li> <li>3. A thorough description of the proposed development;</li> <li>4. An assessment of the key issues specified above and a table outlining how these key issues have been addressed;</li> <li>5. An assessment of the potential impacts of the project and a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures to be implemented to minimise any potential impacts of the project;</li> <li>6. The plans and documents outlined below;</li> <li>7. A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false nor misleading;</li> <li>8. A Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project (in accordance with the definition contained in the Major Projects SEPP); and</li> <li>9. A conclusion justifying the project, taking into consideration the environmental impacts of the proposal, the suitability of the site, and whether or not the project is in the public interest.</li> </ol>
Plans and Documents	<p>The following plans, architectural drawings, diagrams and relevant documentation shall be submitted;</p> <ol style="list-style-type: none"> <li>1. <b>An existing site survey plan</b> drawn at an appropriate scale illustrating; <ul style="list-style-type: none"> <li>• the location of the land, boundary measurements, area (sq.m) and north point;</li> <li>• the existing levels of the land in relation to buildings and roads;</li> <li>• location and height of existing structures on the site;</li> <li>• location and height of adjacent buildings and private open space; and</li> <li>• all levels to be to Australian Height Datum.</li> </ul> </li> <li>2. <b>A Site Analysis Plan</b> must be provided which identifies existing natural elements of the site (including all hazards and constraints), existing vegetation, footpath crossing levels and alignments, existing pedestrian and vehicular access points and other facilities, slope and topography, utility services, boundaries, orientation, view corridors and all structures on neighbouring properties where relevant to the application (including windows, driveways, private open space etc).</li> <li>3. <b>A locality/context plan</b> drawn at an appropriate scale should be submitted indicating: <ul style="list-style-type: none"> <li>• significant local features such as parks, community facilities and open space and heritage items;</li> <li>• the location and uses of existing buildings, shopping and employment areas;</li> <li>• traffic and road patterns, pedestrian routes and public transport nodes.</li> </ul> </li> <li>4. <b>Architectural drawings</b> at an appropriate scale illustrating: <ul style="list-style-type: none"> <li>• the location of any existing building envelopes or structures on the land in relation to the boundaries of the land and development on adjoining land;</li> <li>• detailed floor plans, sections and elevations of the proposed buildings;</li> </ul> </li> </ol>

- elevation plans providing details of external building materials and colours proposed;
- fenestrations, balconies and other features;
- accessibility requirements of the Building Code of Australia and the Disability Discrimination Act;
- the height (AHD) of the proposed development in relation to the land;
- the level of the lowest floor, the level of any unbuilt area and the level of the ground; and
- any changes that will be made to the level of the land by excavation, filling or otherwise.
- **Stormwater Concept Plan** - illustrating the concept for stormwater management;
- **Environmental Management Plan** - identifying all water courses, the centreline of Fern Creek, riparian land, the Warriewood Wetland, including Core Riparian Zones (CRZ's) and Vegetated Buffers (VB's), the extent of existing native vegetation, any Asset Protection Zone (APZ) requirements, and the footprint of all structures in relation to waterways and riparian lands and any areas of disturbance, including details regarding proposed cut and fill volumes and levels in respect of the Stage 1 proposal and the Concept Plan.
- **Integrated Water Management Plan** – illustrating measures that will be undertaken to address the objectives and requirements of the Warriewood Valley Integrated Water Management Strategy, and Warriewood Valley Water Management Specification, including any proposed alternative water supplies, proposed end uses of potable and non-potable water, water sensitive urban design, and any water conservation measures in respect of the Stage 1 proposal and the Concept Plan.
- **Vegetation Management Plan** – demonstrating the protection of the adjoining Fern Creek, Warriewood Wetland and riparian corridor in respect of the Stage 1 proposal and the Concept Plan.
- **Flood Management and Evacuation Plan** – illustrating measures that will be undertaken in the event of a flood.
- **Waste Management Plan** - demonstrating industry best practice standards.
- **Visual and View Analysis** - A visual and view analysis to and from the site from key vantage points. In particular, the scale and built form character of buildings at the street frontages should be considered and higher buildings are to be located internally and away from the boundaries. Visual aids such as a photomontage must be used to demonstrate visual impacts of the proposed building envelopes in particular having regard to the siting, bulk and scale relationships from key areas;
- **Landscape plan** - illustrating treatment of private and public open space areas, screen planting along common boundaries and tree retention / protection measures both on and off site. Plans shall be provided clearly demonstrating the location and areas of types of open space including private and public, passive and active areas, and any open space to be allocated to non-residential landuses, such as the child care centre.
- **Shadow diagrams** showing solar access to the site and adjacent properties at summer solstice (Dec 21), winter solstice (June 21) and the equinox (March 21 and September 21) at 9.00am, 12 midday and 3.00pm.
- **Erosion and Sediment Control Plan** – plan or drawing that shows the nature and location of all erosion and sedimentation control measures to be utilised on the site;

	<ul style="list-style-type: none"> <li>• <b>Geotechnical Report</b> – prepared by a recognised professional which assesses the risk of Geotechnical failure on the site and identifies design solutions and works to be carried out to ensure the stability of the land and structures and safety of persons;</li> </ul>
<b>Documents to be submitted</b>	<ul style="list-style-type: none"> <li>• 1 copy of the EA, plans and documentation for the <b>Test of Adequacy</b> (TOA);</li> <li>• <b>Once the EA has been determined adequate</b> and all outstanding issues adequately addressed, 12 copies of the EA for exhibition;</li> <li>• 12 sets of architectural and landscape plans to scale, including one (1) set at A3 size (to scale); and</li> <li>• 12 copies of the Environmental Assessment and plans on CD-ROM (PDF format), each file not exceeding 5Mb in size.</li> </ul> <p><b><u>NOTE:</u></b> All files must be titled and saved in such a way that it is clearly recognisable without the file being opened. If multiple PDF's make up one document/report each must be titled in sequential order.</p>