

# **STP Buffer Sector**

# **Draft Planning Framework**

**Pittwater Council  
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## **Background**

In 1997 Council endorsed the commencement of the planning process leading towards the urban development of land in Warriewood Valley. This process has been implemented through progression of a detailed planning framework for the Valley leading to sector by sector rezoning and release of land for development in accordance with the Planning Framework, Development Control Plans, Section 94 Contributions Plan and a suite of technical documents. All of the documentation associated with planning and infrastructure provision for Warriewood Valley is regularly reviewed with a view to achieving the highest possible standard of urban release in the Valley.

That part of the Warriewood Valley Land Release within 400m of the boundary of the Warriewood Sewerage Treatment Plant (STP) was embargoed from future land release as a result of the odour impact caused by plant.

Following representations by Council to the State Government, the Plant owner/operator Sydney Water, has developed a plan for the “capping” of the Plant to reduce odour impact on the surrounding area to a level where residential development is permissible in that part of the Valley.

Sydney Water have identified the costs of implementing control odours to be in the vicinity of \$8 million and have proposed that this be funded by Warriewood Valley release area residential development within the Buffer Sector.

Council has contended and made representations to the State Government that it is of the opinion that Sydney Water should immediately cap the Plant to eliminate odour impact on existing residential areas within the 400m buffer area.

Council have resolved to prepare a planning scenario for urban development within the STP Buffer Sector which is compatible with the remainder of the Warriewood Valley urban release area and fulfills Council’s planning objectives and community expectations for the area.

This planning scenario will allow stakeholders within the STP Buffer Sector to determine the likely yields of development and facilitates analysis of the costs to developers of land and or Sydney Water to provide for the “capping” of the Plant on the basis of contributions derived from residential development.

## **Purpose of Planning Framework**

A Planning Framework is required to identify land within Warriewood Valley which is suitable for urban development or other land uses, indicates what form of development should occur and ensures that the eventual development does not discount the environmental attributes of the area and takes into account existing land uses where they might impact on future development.

This draft STP Buffer Sector Planning Framework relates to that part of the Warriewood Valley Urban Land Release area within 400m of the boundary of the Warriewood Sewerage Treatment Plant (STP).

This area was not given any landuse designators in the original Planning Framework due to the potential odour impact of the STP operations on that area. (Specifically odour impact precluded the designation of the areas within the buffer for future residential development).

Subsequently following requests and intervention by Pittwater Council the Plant owner, Sydney Water have developed and costed a program of “capping” the odour sources within the Warriewood STP reducing the odour impact within the 400m buffer area to a level whereby a residential development is no longer unsuitable.

Sydney Water released documents outlining its proposal together with the costings which amount to approximately \$8 million and proposes to fund the project on funds received from developers of residential land within the buffer area on a charge per dwelling basis.

In order for stakeholders to estimate the cost of this proposal and negotiate with Sydney Water a final solution as to the provision of capping of the Plant, it is necessary to provide a planning framework for that part of the Warriewood Valley within the Buffer Sector on which accurate estimates of costs to developers and landowners can be made.

This draft STP Buffer Sector Planning Framework draws together the outcomes of the original environmental demographic and infrastructure studies for the Warriewood Valley Urban Land Release together with enhanced information in relation to flooding, flora, fauna and visual impact and land capabilities within Sector C & D which are centrally located in the Buffer Sector and which were previously excluded from the Urban Land Release strategy.

These areas of land currently zoned for residential development and industrial/commercial development respectively had been the subject of development application and assessment by the Land and Environment Court.

Incorporation of Sectors C & D into an overall Planning Framework for Warriewood Valley will ensure a compatible and environmentally and economically sustainable development scenario is achieved for the Valley as a whole.

This STP Buffer Sector draft Planning Framework will allow community facilities and infrastructure service providers, including Council and State Government authorities, to ascertain what impact the development scenario of the Buffer Sector will have on a local, regional and state level and will allow the feasibility planning and costing to be carried out to ensure that infrastructure provision can be achieved prior to development commencing.

The STP Buffer Sector draft Planning Framework will rely on a whole of sector approach in developing an overall planning concept for the Buffer Sector to facilitate a detailed and comprehensive overall Masterplan being developed for this area.

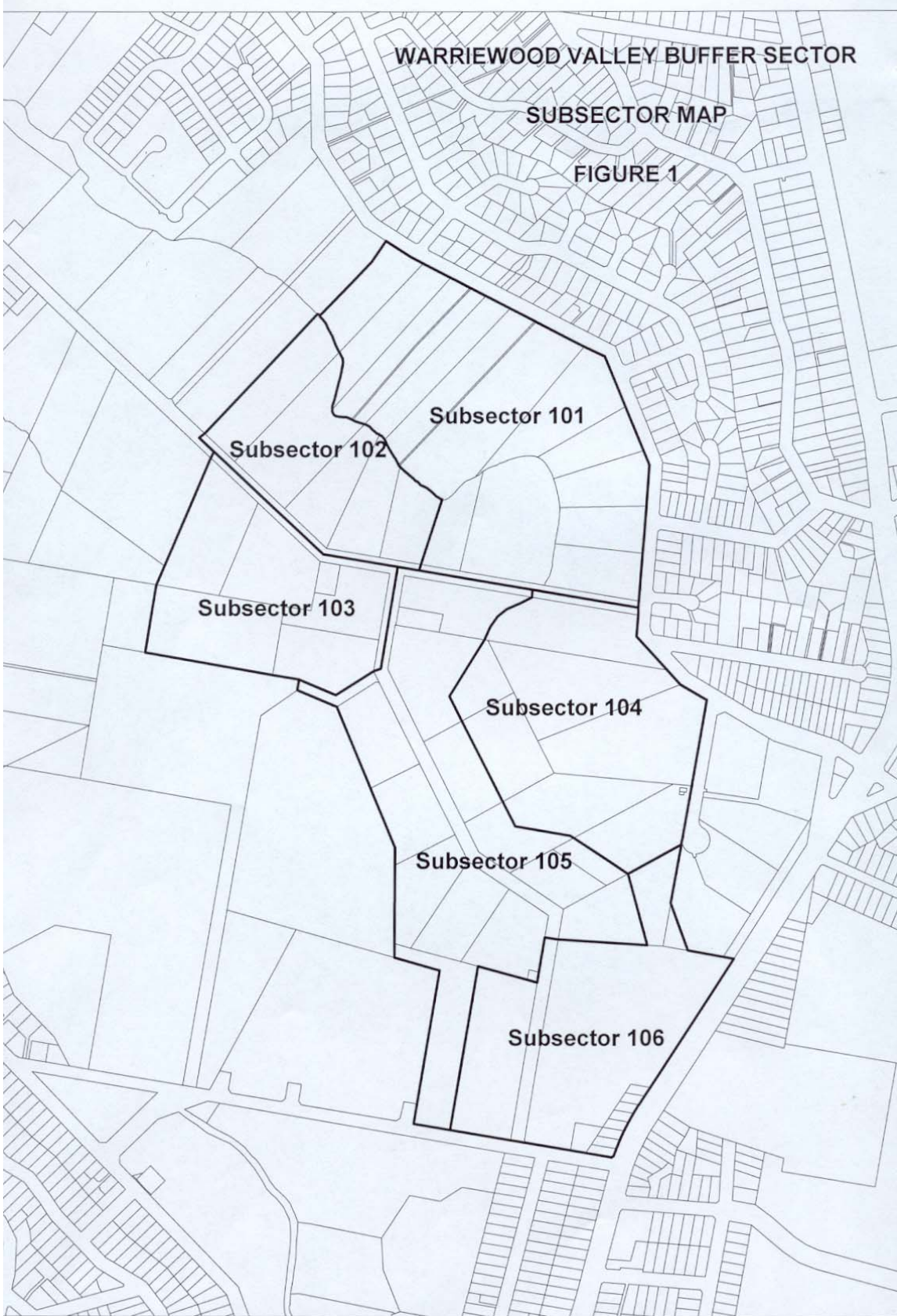
To further facilitate the development of individual areas within the overall Buffer Sector, subsectors of like land use have been derived within which adjoining landowners can cooperate to achieve design and development outcomes which make the best use of the land. (See Figure 1)

### **Land to which the STP Buffer Sector Draft Planning Framework Applies**

The area to which the STP Buffer Planning Framework applies (See Figure 1) is that part of the Warriewood Valley Land Release Area currently zoned Non Urban 1(b) originally identified as Sectors 4, 14, 15 & 16 together with that land identified as Sectors C & D zoned 1(b), 2(e) and 4(b) respectively and formally excluded from the Warriewood Valley Urban Land Release Area.

The majority of the area has been cleared and developed for agriculture purposes with some areas of remnant vegetation along watercourses and areas subject to flooding particularly Narrabeen Creek and the Warriewood Wetlands.

[Figure1](#)





Urban Development projected to occur as an outcome of the Draft Planning Framework is restricted to subsectors 101, 102, 103, 104, 105 & 106 as shown in Figure 1.

However the Draft Planning Framework will by necessity need to take into account surrounding development and landuses to ensure eventual development achieves the highest level of compatibility with surrounding and adjoining land uses.

In particular the STP Buffer Sector Planning Framework needs to take into account the following issues:

- The projected land uses in surrounding and adjoining areas specified in the Planning Framework (i.e. sectors 2, 3, 11 and 12).
- The Warriewood Wetlands which comprise of major publicly owned environmental asset and adjoin the Buffer Sector.
- Watercourses downstream of and where they pass through the Buffer Sector. This applies particularly to Narrabeen Creek, Warriewood Wetlands, Narrabeen Lagoon, Pittwater and the Ocean.
- Existing open space and recreational areas in the Boondah & Jacksons Road area.
- The existing retail commercial centres particularly Warriewood Square.
- Road transport links Mona Vale, Pittwater Road and Boondah Road together with the existing Road Masterplan for Warriewood Valley.

### **Land Classification and Development Constraints**

The land classifications from the original environmental studies undertaken for the Warriewood Valley Draft Planning Framework have been applied to this addendum to determine the development capability classes for land in the subsectors in the Buffer Sector.

Council staff have validated the land classification and extended it to apply to Sectors C & D which were previously not subject to the study.

### **Land Capability**

The land capability within the Buffer Sector is classified as indicated on the attached map. (Map A)

More recent information in relation to flooding and land capability as it relates to the Buffer Sector has been included and the land is classified as shown on the attached map.

### **Visual Impact**

The visual impact of land within the Buffer Sector is classified as indicated on the attached map (Map B).

### **Vegetation Conservation**

The original Ingleside Warriewood Vegetation Conservation Study land classification and Action Plan for implementation through the planning and development process have been applied to the Buffer Sector.

The conservation value of vegetation within the Buffer Sector is classified as indicated on the attached map (Map C).



### **Fauna Conservation**

The conservation value of fauna within the Buffer Sector is classified as indicated on the attached map (Map D).

### **Development Capability**

The development capability of land within the Buffer Sector is classified as shown on (Map E) using the land classifications from Maps A, B, C & D.

### **Stormwater Management**

Council's Stormwater Management Specification for Warriewood Valley can be applied to future development within the Buffer Sector. This specification has been developed to ensure that the objectives of the original stormwater management strategy for Warriewood Valley will be attained when development occurs. Land which is floodprone but not in a direct flow path has been ascertained as possibly suitable for industrial commercial development subject to there being no reduction in flood storage capacity and safety and property protection issues being addressed. Such land is not suitable for any form of residential development.

### **Contaminated Land**

The original Contaminated Land study for the Ingleside Warriewood Land Release can be directly applied to the Buffer Sector. It is in the main disturbed land which while it can be considered for residential and or associated development, it requires investigation prior to rezoning and development to ensure that any contaminants are identified and suitable remedial action undertaken where necessary.

### **Bushfire Hazards**

The Sector in question is part of Warriewood Valley not immediately susceptible to the bushfire hazard. However it is appropriate that protection of the Valley as a whole is achieved through Council's Section 94 Plan for the Valley which provides for a continuous fire protection access along the western edge of the Valley and is applied to all development.

### **Traffic and Transport**

The overall Traffic Study and Roads Masterplan for Warriewood Valley is based on a forecast development of 30 hectares of industrial commercial land within the Buffer Sector. This was included for modelling purposes only and simply forecast the level of traffic generation for the area so that Council and the community could be assured that should development eventually occur sufficient traffic and transport facilities were made available in accordance with a structured plan.

The Traffic and Transport Study and Roads Masterplan for the Warriewood Valley will need to be reviewed in terms of the outcome of this draft planning strategy as the development process moves forward to the final planning implementation stages. Any changes to the Roads Masterplan will need to be incorporated into the Section 94 Contributions Plan and Warriewood Valley Development Control Plan to ensure that all relevant infrastructure in relation to traffic and transport management and road infrastructure is provided.

### **Retail Services**

It is not anticipated that the additional residential development within the Buffer Sector will provide any significant change to the need for provision of retail facilities and services in the immediate area or vicinity.

### **Community Facilities**

Additional community facilities may be required and will need to be identified as part of the implementation of any development scenario for the Buffer Sector based on this draft planning framework.

Additional demand will need to be included and taken into account in Development Control Plan No. 29 as it applies to Warriewood Valley as a whole and where appropriate Council's Section 94 Contributions Plan for the provision of community facilities and services.

### **Additional Open Space and Recreation**

On the basis of the Open Space Masterplan for Warriewood Valley and the Warriewood Valley Section 94 Contributions Plan additional residential development of 412 dwellings will directly require an additional 1.89 hectares of open space.

The open space needs of the additional residential areas will need to be taken into account through review of the Section 94 Contributions Plans for the Valley to ensure that provision of open space is equitably achieved through contributions by landowners and developers in a way that minimises Council's financial exposure.

Existing open space and recreation facilities located within the Buffer Sector to the south, along Jacksons Road and Boondah Roads include extensive areas of existing open space which form part of a centrally located open space precinct at the southern end of Warriewood Valley.

These Sectors include the recently acquired "school land" to the south of Jacksons Road that provides the central focus for active open space and recreation uses in the Warriewood/Mona Vale Sector including the Warriewood Valley land release area.

Given the strategic importance and central location of these playing fields, it is essential that they be retained as this land use is not considered redundant and is compatible with the area as a whole.

If there were any plan to redevelop this land for another land use (i.e. residential development or industrial commercial development) it would mean that Council would be required to acquire land in another location at least as centrally located to make up the shortfall in open space. There is simply no such area available which could easily be acquired without reduction of existing residential or commercial land. Such a solution is totally unacceptable both financially and in terms of State Government initiatives to maximise the amount of residential and commercial industrial land in the Sydney basin.

### **Heritage**

The original Warriewood Valley Heritage study determined there were no items of European heritage value within the Buffer Sector.

### **Aboriginal Heritage**

There are no identified items of aboriginal heritage value within the Buffer Sector. However appropriate precautions should be taken as part of the development process to ensure that every area is investigated prior to rezoning and or development consent being issued.

Should any items of aboriginal heritage significance be determined to exist during either the investigation process or actual development, the appropriate steps should be taken in accordance with the relevant State Government legislation.

## **Urban Design**

An important component of the development in Warriewood Valley is to ensure that the final built form adds to the environmental quality of the area and the wider community. It is imperative that the community aspiration for the highest possible standard of development incorporating architectural innovation, a diversity of housing styles and form and acknowledgement of topographic and natural features for a sense of community are achieved. These objectives are set out and identified in the Warriewood Valley Development Control Plan which can be applied to each of the subsectors of development in the development of the Masterplan for a development solution to the Buffer Sector.

## **Financial**

The release of the additional area of development has major financial ramifications for the stakeholders involved in the development process. Stakeholders will need to be able to achieve a development scenario which meets reasonable financial objectives including the direct funding or otherwise of the capping of the Warriewood Valley STP to contain odour impact on residential land and allow residential development within the Buffer Sector.

In addition Council must be assured that any planning solution can be provided with infrastructure and services at no additional cost to the community through direct provision by developers and the relevant Section 94 Plans and that these Section 94 Plans provide for infrastructure which is feasible and attainable.

Prior to any decision to rezone land, Council needs to revise the Warriewood Valley Section 94 Contributions Plan to be assured that development can occur in a way which will not impose an unacceptable financial risk to Council over the period the development occurs and into the future.

## **Landuse Selection & Development Capability**

The form and scale of development that is to occur within the Buffer Sector will depend on the capability of the land to support development as indicated by the environmental and demographic studies. The ability to provide infrastructure and the characteristics of the particular landuse types that might occur are also matters for consideration.

Landuse selection has been carried out in accordance with the criteria setdown in the Warriewood Valley Urban Land Release Planning Framework, Draft Landuse Policy and Draft Development Models.

The planning methodology is set out in the original planning framework document.

The Land Capability Study outputs, Fauna Conservation Study outputs, Vegetation Conservation Study outputs and Visual Input Study outputs have been combined to provide an overall and updated Development Capability Map for the Buffer Sector.

This process is identical to and compatible with the process carried out for the overall Warriewood Valley land release.

The development capability together with the existing ownership and land use maps as they apply to the Buffer Sector map have been analysed to provide a draft Planning Framework map for the Buffer Sector (Map F).

The Buffer Sector has been divided into subsections and allocated in accordance with the Land Capability Map and surrounding and adjoining landuses both existing and proposed, where incompatibility exists between adjoining land uses suitable buffer areas will need to be provided.

Based on these primary and secondary landuses, population and dwelling projections for residential subsectors are as shown in the following table. These projections are based on the area of land within the subsector that is suitable for development and achievable densities based on the original Warriewood Valley draft Planning Framework – Development Models.

**WARRIEWOOD VALLEY STP BUFFER**  
**Development Density and Population Projection**

SECTOR			LAND CAPABILITY & LAND USE POSSIBILITIES		LAND SUITABILITY			DETERMINATION OF LAND USE AND DENSITY IDENTIFICATION											
Develop Sector Number	Develop Capability Classes	Area (ha)	Possible Land Uses	Preferred Land Uses Primary    Secondary	Adjoining Land Uses	Compatibility	Buffer	Land Use	Dwells Per ha	Area (ha) Approx	Total Dwells	Occ Rate	Pop						
101	1		Residential Commercial Industrial Recreation Conservation Comm. Service	Resid.    Cons/Rec	Residential Commercial Industrial Conserv.	High Low Low Low	Nil Yes Yes Yes	<b>Principal</b> Mixed Res	15	9.1	136	2.8	381						
	3													<b>Secondary</b> Cons/Rec	-	7.0	-	-	-
	4																		
	5																		
	6																		
102	1		Residential Commercial Industrial Recreation Conservation Comm Service	Resid.    Cons/Rec	Residential Commercial Industrial Conserv.	High Low Low Low	Nil Yes Yes Yes	<b>Principal</b> Med Dens.	25	5.0	125	2.8	350						
	3													<b>Secondary</b> Cons/Rec	-	1.4	-	-	-
	4																		
	5																		
	6																		
103	1		Residential Commercial Industrial Recreation Conservation Comm Service	Resid.    Cons/Rec	Residential Commerc. Industrial Conserv.	High Low Low Low	Nil Yes Yes Yes	<b>Principal</b> Med Dens.	25	6.0	151	2.8	423						
	3													<b>Secondary</b> Cons/Rec	-	1.7	-	-	-
104	1		Commercial Industrial Recreation Conservation	STP    Cons/Rec	Residential Commerc. Industrial Conserv.	Low Low Low Low	Yes Yes Yes Yes	<b>Principal</b> STP	-	10.7	-	-	-						
	3													<b>Secondary</b> Cons/Rec	-	-	-	-	-
	4																		
	5																		
	6																		
105	1		Commercial Industrial Recreation Conservation	Commerc. Cons/Rec Industrial	Residential Commerc. Industrial Conserv.	Low High High Low	Yes Nil Nil Yes	<b>Principal</b> Commerc./ Industrial	-	8.9	-	-	-						
	3													<b>Secondary</b> Cons/Rec	-	5.2	-	-	-
	4																		
	5																		
	6																		
106	1		Residential Commercial Industrial Recreation Conservation Comm Service	Cons/Rec	Residential Commerc. Recreation Comm Serv Conserv.	Low Low High High High	Yes Yes Nil Nil Nil	<b>Principal</b> Cons/Rec	-	9.6	-	-	-						
	3													-	-	-	-	-	-
	4																		
	5																		
	6																		

## **Development Yield**

Based on the development capability map and subsector landuse allocation the following development yield is forecast with a result 412 dwellings and 8.91 hectares industrial commercial land (including roads).

## **Description of Subsectors**

### **Subsector 101**

This subsector has frontage to Warriewood Road and Macpherson Street. Its approximate area is **16.1ha** and the recommended principal land use is **mixed residential** at a density of 15 dwellings per hectare, giving a total yield of **136 dwellings**. The recommended secondary landuse is conservation/recreation (7.0 ha).

### **Subsector 102**

This subsector has frontage to the northern side of Macpherson Street. Its approximate area is **6.4ha** and the recommended principal land use is **medium density residential** at a density of 25 dwellings per hectare, giving a total yield of **125 dwellings**. The recommended secondary landuse is conservation/recreation (1.4 ha).

### **Subsector 103**

This subsector has frontage to the southern side of Macpherson Street. Its approximate area is **7.7ha** and the recommended principal land use is **medium density residential** at a density of 25 dwellings per hectare, giving a total yield of **151 dwellings**. The recommended secondary landuse is conservation/recreation (1.7 ha).

### **Subsector 104**

This subsector has frontage to the southern side of Macpherson Street and Warriewood Road. Its approximate area is **10.7ha** and the recommended principal land use is **STP**. The recommended secondary landuse is conservation/recreation.

### **Subsector 105**

This subsector has frontage to Boondah Road, Jacksons Road and Macpherson Street. Its approximate area is **14.1ha** and the recommended principal land use is **commercial/industrial**. The recommended secondary landuse is conservation/recreation (5.2 ha).

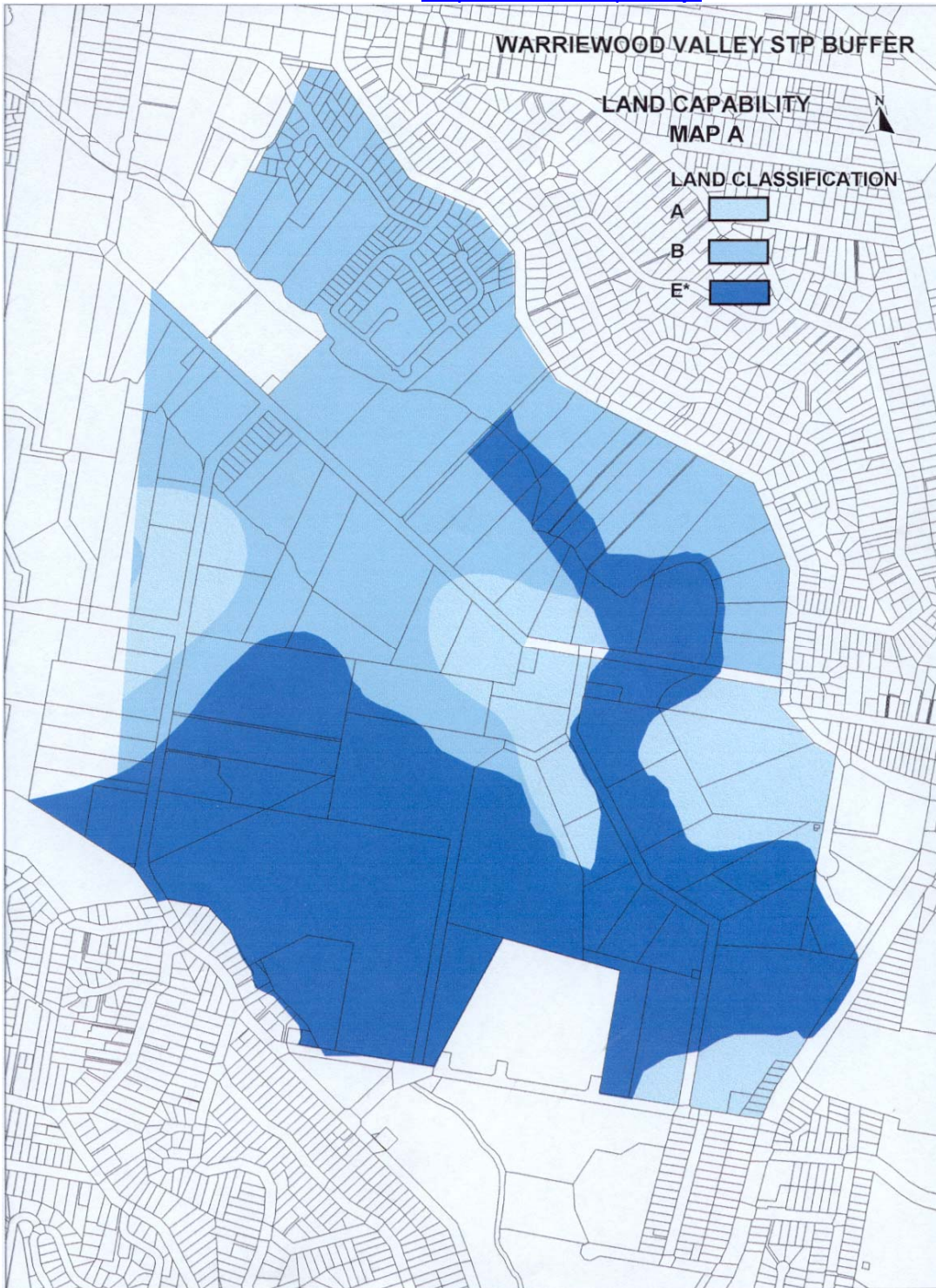
### **Subsector 106**

This subsector has frontage to Jacksons Road and Pittwater Road. Its approximate area is **9.6ha** and the recommended land use is **conservation/recreation**.

## Maps

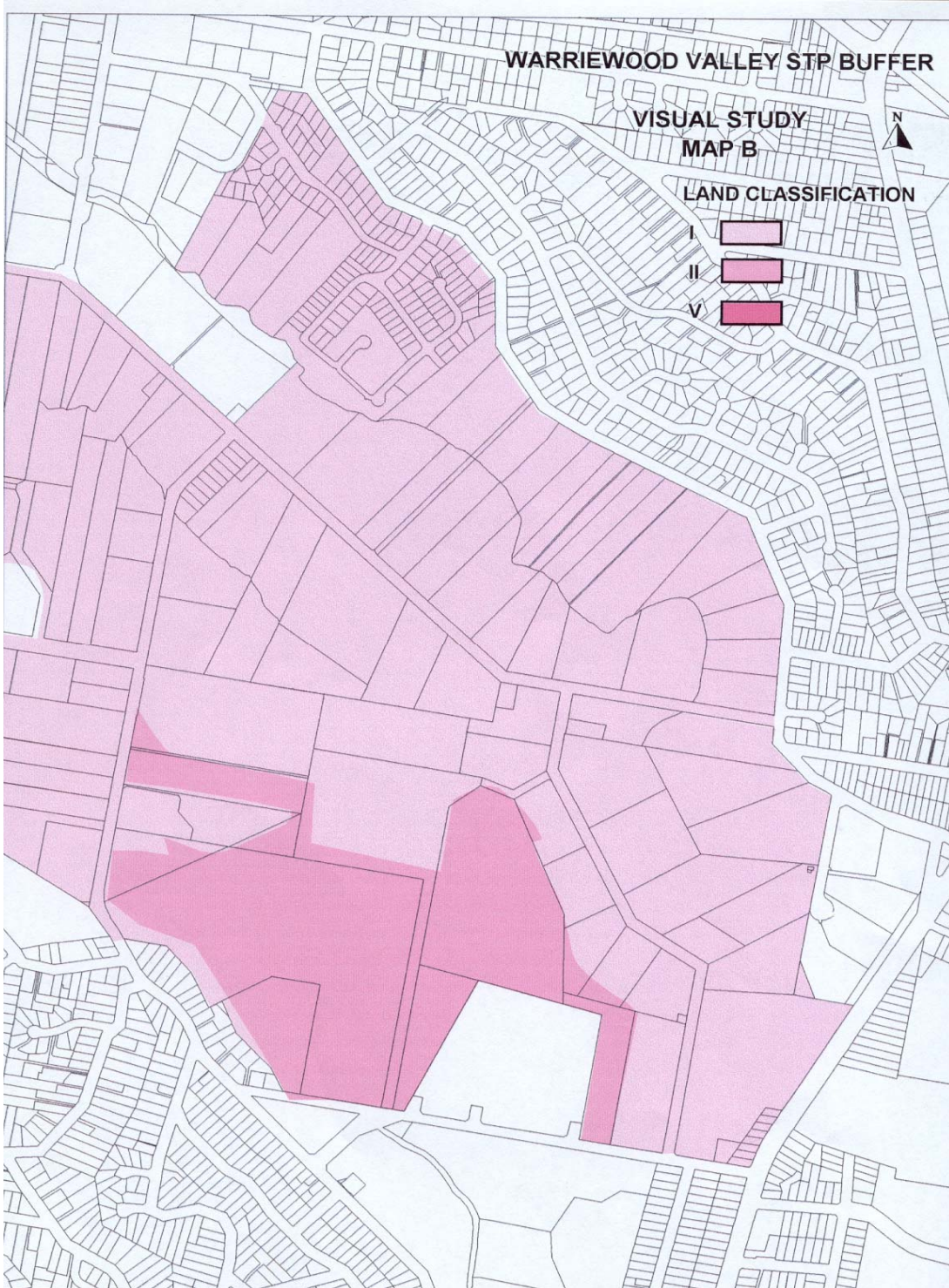
### Map A – Land Capability

[Map A - Land Capability](#)



**Map B – Visual Impact**

[Map B - Visual Impact](#)





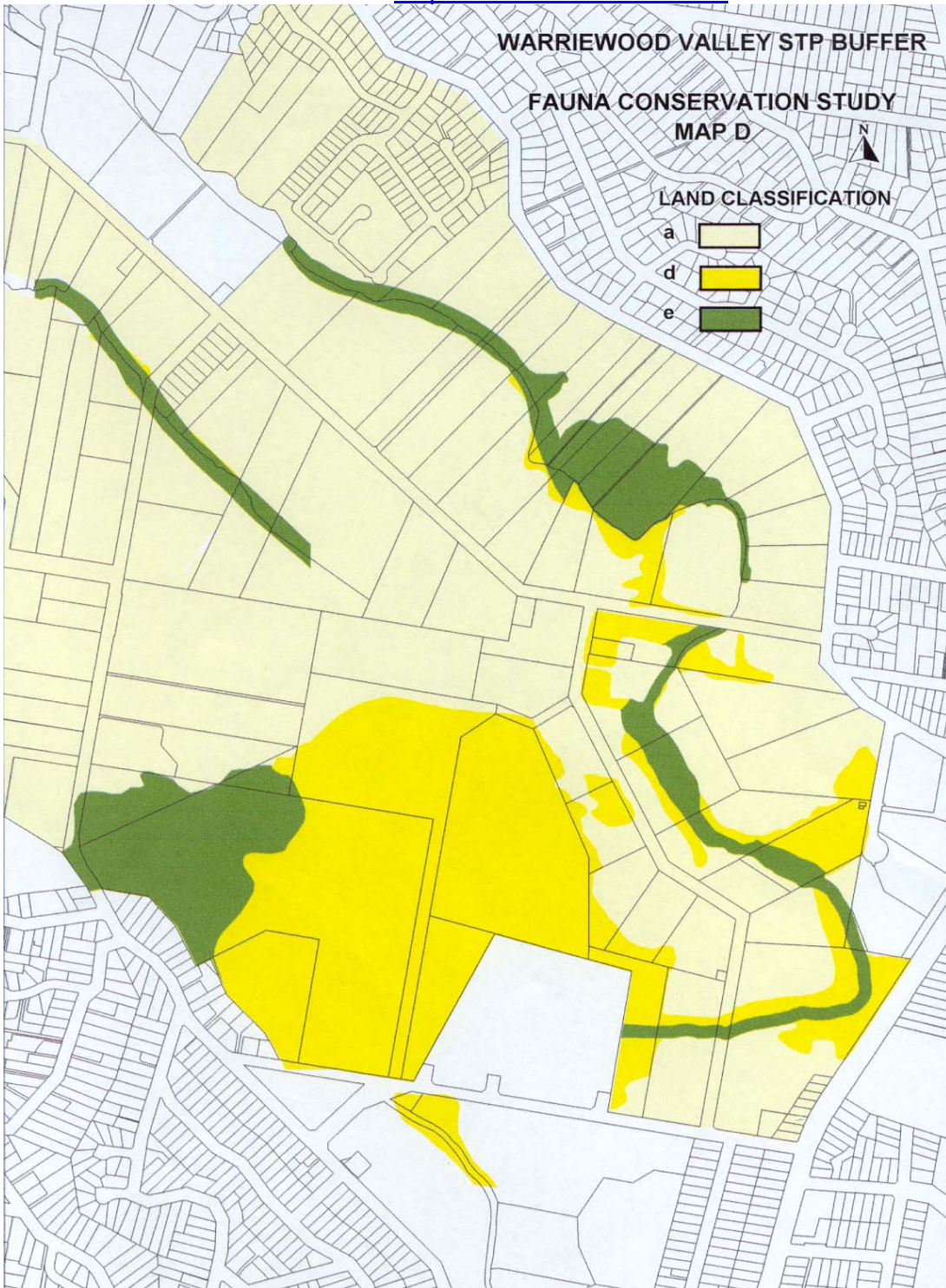
Map C – Vegetation Conservation

[Map C - Vegetation Conservation](#)



Map D – Fauna Conservation

[Map D - Fauna Conservation](#)





# Map F – Draft Planning Framework

[Map F - Warriewood Valley STP Buffer...](#)

