

From: [Steve Manwaring](#)
To: [Matt Johnson](#)
Cc: [Andrew Fisher](#); [Kade Small](#); [Claire Coulson](#)
Subject: RE: 197 Urana Street, Jindera [Filed 27 Aug 2024 15:14]
Date: Tuesday, 27 August 2024 2:46:16 PM
Attachments: [image001.png](#)

Hi Matt,

I would just like to add/clarify the discussion we had on the intention to focus on the rezoning of the land directly surrounding the development only at this time and not the wider site. Main reason being that this would require a total review of the flood assessment to include the cumulative impacts of a “worse case scenario” of developing out this entire area which would conceivably result in significantly increased flood impacts and risks based on the current modelling.

Glad I could be on assistance.

Best Regards,
Steve

Steve Manwaring
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From: Matt Johnson <matt@habitatplanning.com.au>
Sent: Tuesday, August 27, 2024 2:33 PM
To: Steve Manwaring <Steve.Manwaring@environment.nsw.gov.au>
Subject: 197 Urana Street, Jindera

Hi Steve,

Thanks again for your time this morning to go over this proposed rezoning and flood study. Below is a summary of my meeting notes, if you could please confirm that would be much appreciated.

The key consideration for the Planning Proposal will be to address Ministerial Direction 4.1. Specifically, we need to outline how the site specific Flood Study and proposed rezoning do not derogate from the recommendations of the Jindera Floodplain Risk Management Study and Plan.

In addition, our response will need to address the following criteria of this Direction:

- 3(b) impacts on other residents – discuss the outcomes of the upgraded channel, which results in only a 6mm afflux increase for the property to the north east.
- 3(d) increasing the density – discuss development outcomes of site, including limiting

extent of rezoning to the north west corner of the site.

3(e) sensitive uses – will need to address this clause as the rezoning is to facilitate senior housing or residential care facilities. Specifically address evacuation procedures. Urana Street is higher than the site and provides good access away from the hazard – 1% AEP.

Furthermore, any future dwellings will need to have a minimum finished floor level – Council to confirm if this is 300mm or 500mm above 1 in 100 Year AEP.

Consideration will also need to be given to potential biodiversity impacts, namely as a result of the channel upgrade works.

An option may exist to further reconsider the zoning of the land following the preparation of an updated flood study for Jindera factoring in current day conditions.

Furthermore, if the channel is upgraded beyond what was recommended, this may further reduce flooding across the site.

Kind regards,

habitat

Matt Johnson
Associate

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