

31 July 2017

WM Project Number: 05032-CP
Our Ref: fpa 310717 gj

Chris Randle
Fraser's Property Australia
PO Box 4148
SHELLHARBOUR, NSW 2529

Dear Chris

Re: Shell Cove Boat Harbour Precinct E - Acoustic Requirements

Fraser's Property Australia have lodged a development application for Shell Cove Precinct E.

and superlots 5064, 5067 & 5068
Lots 5045-5058 are within 40m of Harbour Blvd and so have 88b Restriction Number 7 (labelled E6 on the subdivision plan) applied to them. This restriction applies to both the ground floor and first floor as there will be no solid boundary fence constructed on the Harbour Blvd frontage.

The terms of Restriction Number 7 (E6) are:

7. TERMS OF RESTRICTION ON THE USE OF LAND NUMBERED 7 IN THE PLAN (E6)

No dwelling can be erected or permitted to remain on that part of a lot burdened by this restriction unless that dwelling is designed and constructed with the Minimum Acoustic Attenuation Measures specified in the following table:

| Item | Minimum Acoustic Attenuation Measures |
|--|--|
| Windows and glazed doors on the facades facing Harbour Boulevard and on side facades | 6mm glazing fitted with full perimeter acoustic seals (to achieve minimum R_w29) and mechanical ventilation |

I have now reviewed the precinct plans and confirm that Restriction Number 7 (E6) is appropriate for the aforementioned lots.

The proposed Precinct E Plan, and the 88b instrument are attached to this letter.

I trust this information is sufficient. Please contact us if you have any further queries.

Yours faithfully

WILKINSON MURRAY

A handwritten signature in black ink, appearing to read 'Geo Jenner', written in a cursive style.

George Jenner
Associate



Advisian

WorleyParsons Group

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Ref: 301015-03163

File: 301015-03163-WR-LET-Precinct E Flood Assessment 170925.docx

Mr Chris Randle
Fraser's Property
PO Box 4148
SHELLHARBOUR NSW 2529

25th September 2017

Dear Chris,

SHELL COVE PRECINCT E, WETLAND 6, WETLAND 7 AND NORTHERN LANDS FLOOD ASSESSMENT

The following letter has been prepared as supporting documentation for the Precinct E, Wetland 6, Wetland 7 and Northern Lands Development Application (DA) to address the requirements of the Concept Approval for the Shell Cove Boat Harbour Precinct and the associated Statement of Commitments, as applicable for this DA. The purpose of this letter report is to identify how these requirements and conditions have been addressed in the context of floodplain management.

Flood modelling was previously completed and approved as part of the Part 3A concept plan approval for the boat harbour precinct. Advisian is currently undertaking an updated Flood Impact Assessment for the equivalent and total boat harbour precinct area. In the interim, this report includes relevant background information on the associated flood modelling for the wider catchment including model geometries and adopted parameters. It also includes relevant comparisons with the previous flood modelling completed and approved as part of the Part 3A approval for areas within the vicinity of Precinct E and the Northern Lands.

In addition, the following report serves to outline the potential flood impacts (*or lack thereof*) that are specifically relevant to the Precinct E and Northern Lands development.

1. REQUIREMENTS / COMMITMENTS FOR THE BOAT HARBOUR PRECINCT

Refer to **Table 1** overleaf for reference to the specific sections of this report that address each of the Concept Approval Requirements, including for Schedule 3 (*further environmental assessments*) and Schedule 4 (*statement of commitments*).

The Northern Lands are located outside of the Part 3A approval boundary and are therefore to be designed and assessed in accordance with Shellharbour Council's development controls. The relevant chapters in the *Shellharbour Development Control Plan* for Floodplain Risk Management (*Chapter 24*) and Stormwater Management (*Chapter 25*) have been applied in the design and assessment of the Northern Lands, in addition to meeting the requirements of Council's *Development Design Specifications* for drainage. Notwithstanding this, there is significant overlap between these controls and the Concept Approval requirements listed in **Table 1** and the Northern Lands concept has been effectively treated the same as Precinct E in terms of meeting those requirements.

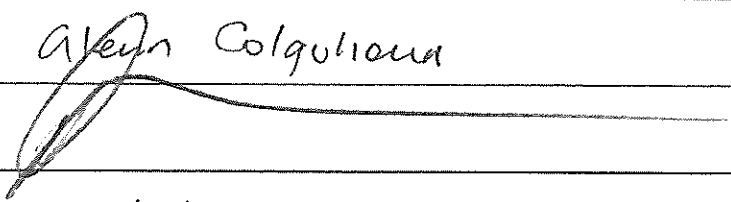


Table 1 Concept Approval Requirements Reference List

| Concept Approval Requirement | Report Section |
|---|--|
| Concept Approval Schedule 3, Part D – Further Environmental Assessment Requirements, Clause 7. Flood Assessment | |
| <i>A detailed Flood Assessment, prepared by a suitably qualified person identifying flood affected parts of the land and showing how the proposed project at each stage will comply with Shellharbour City Council Floodplain Risk Management Development Control Plan (2013), (except where it is inconsistent with NSW State Government policy and guidelines), and comply with and the government's sea level rise and climate change benchmarks, current at the time of preparation of the Flood Assessment. The findings of the Flood Assessment must inform the ultimate layout and design of each stage of the project. The assessment must include a flood planning levels map, details of flood planning levels adjacent to the boat harbour and for the major overland flow paths and mitigation measures to reduce impacts on flood levels in the vicinity of Ron Costello oval.</i> | All Sections |
| Concept Approval Schedule 4, Statement of Commitments, Clause 4.7 Hazard Management and Mitigation | |
| <i>The Proponent undertakes to provide waterway corridors to be used as floodways – using Water Sensitive Urban Design principles and incorporating wetlands, natural creeklines and open space areas - to manage and contain flood hazards.</i> | Section 5, 7 and Precinct E Stormwater Management Plan |
| <i>The Proponent undertakes to implement a Flood Emergency Response which includes remaining on site during PMF events and maintaining safe pedestrian and vehicular access routes out of the Boat Harbour Precinct for events up to the 100yr ARI flood.</i> | Section 6 |
| <i>The Proponent undertakes to respond to sea level rise by adopting Flood Planning Levels based upon the 100 year ARI flood level plus 0.90 m sea level rise (for the year 2100) plus 0.50 m (to comply with Council's freeboard requirement).</i> | Section 8 |
| <i>The Proponent undertakes to prepare a FPL map in accordance with Figure 5 of the NSW Coastal Planning Guideline Adapting to Sea Level Rise for each Project Application when more detailed definition of final design levels is available. This will include localised flood modelling for each stage of the Boat Harbour Precinct to demonstrate compliance with the NSW Coastal Planning Guideline Adapting to Sea Level Rise.</i> | Section 8 |
| <i>The Proponent undertakes to prepare an assessment of the impact of 0.9m sea level rise on the 5 year and 100 year ARI and PMF storm events during detailed design phases of the Boat Harbour Precinct associated with each Project Application.</i> | Section 10 |
| <i>The Proponent undertakes to ensure that the development does not result in any significant increase in flood levels on adjacent properties. Flood impacts will not exceed those identified in Appendix F of the Environmental Assessment.</i> | Sections 5 and 8 |
| <i>The Proponent undertakes to ensure that flood risk will be assessed in each Project Application for consistency and compliance with the Concept Plan and compliance with the NSW Flood Plain Development Manual 2005 and Council's Flood Plain Risk Management DCP (except where inconsistent with NSW State Government Policies and Guidelines).</i> | All Sections |

WASTE MANAGEMENT PLAN TEMPLATE

A Waste Management Plan is to be submitted with development applications for demolition, construction and operational works.

| Applicant Details | |
|--|--|
| Applicant No. | Australand Corporation (NSW) Pty Ltd |
| Name | Alex Colquhoun |
| Address | Po Box 4148 Shellharbour NSW |
| Phone number(s) | 02) 4297 7364 |
| Email | efaa chris.candle@fraserproperty.com.au |
| Project Details | |
| Address of development | Harbour Blvd Shell Cove |
| Existing buildings and other structures currently on the site | None |
| Description of proposed development | 73 lot torrens subdivision |
| <p>The Waste Objectives set out in the DCP are aligned with Shellharbour City Council's Community Strategic Plan and Waste Strategy. The details on this form are the provisions and intentions for minimising waste relating to this development. All records demonstrating the lawful disposal of waste must be retained and kept readily accessible for inspection by regulatory authorities such as Council, EPA or WorkCover NSW.</p> | |
| Name | Alex Colquhoun |
| Signature |  |
| Date | 17/3/17 |

Construction (all types of developments)

| Type of waste generated | Estimate Volume (m ³) or Weight (t) of Reuse and specify method of onsite reuse | Estimate volume (m ³) or Weight (t) of Recyclables and specify contractor and recycling outlet to be used | Estimate Volume (m ³) or Weight (t) disposed and specify landfill to be used |
|---|---|---|--|
| Excavation material | 1500m ³ proposed to be placed on mound within | to be placed on Lot 22 DP 1010797 | the landscape |
| Timber | | | |
| Concrete | £. | 50m ³ - Dunmore Recycling | |
| Bricks | | | |
| Tiles | | | |
| Metal (specify) | | | |
| Glass | | | |
| Plasterboard | | | |
| Packaging (used pallets, pallet wrap) | | 10m ³ - Dunmore Recycling | |
| Garden organics (Green waste) | | 500m ³ - Dunmore Recycling | |
| Containers (cans, plastic, glass) | | | |
| Paper/cardboard | | 100kg - Dunmore Recycling | |
| Residual waste | | | |
| Hazardous/special waste e.g. asbestos (specify) | | | |
| Other (specify) | | | General Waste 50m ³ - Dunmore Tip. |

