

Paula,

In response to the matters raised in our meeting on 21 September 2022 (your notes attached) we submit and the following information and attachments for further consideration by Council with regard to our Rezoning Request application. We will upload these items to the Planning Portal and we rely upon this information and the emails below as additional information to support and amend (where relevant) the Rezoning Request.

- **Please find attached a memo from our water engineers Calibre Consulting (dated 10 October 2022)** regarding earthworks, stormwater and groundwater levels, to supplement the Water Management Report (Rev4 2/6/22) already submitted in support of the Rezoning Request. The memo;
 - Confirms that on the basis of several historical groundwater well measurements (in 2016 and 2019) on 12 Boondah Road that it is unlikely there will be any impact to the groundwater levels or flows into Warriewood Wetlands due to proposed earthworks and therefore groundwater volumes through the site into the Wetlands will be preserved. A Douglas Partners memo regarding the groundwater measurement results are also attached. It should be noted that we sought to take new groundwater measurements just last week, but the existing rural users had obstructed the groundwater wells with soil and piles of chopped wood and hence these measurements were not able to be taken. Naturally detailed groundwater level measurements can be taken at DA stage to confirm the preliminary conclusions.
 - Confirms all earthworks levels comply with council flood planning levels as advised to us by Council.
 - Presents preliminary MUSIC contaminant modelling for site stormwater runoff that confirms runoff either into the Warriewood Wetlands or council drain system can comply with Council pollutant reduction targets and I can confirm that sufficient area is available on site for treatment options.
 - Confirms that overland flow volumes, being stormwater from the site (mentioned above) and flows over the site from the eastern side of Boondah Road will be preserved post development (in addition to the preservation of groundwater flows mentioned above).
 - Confirms that the proposed flooding strategy complies with the Pittwater DCP C6.1 requirements, requirements that were advised to us in both the Pre-Lodgment minutes for the application and also as advised by Council's Floodplain Management Officer to our flood engineer (see correspondence attached 25 January 2022) whereby filling of land will only be permitted if it can be demonstrated that there is no adverse impacts to the site or surrounding properties. The measure of adverse impact is based on afflux modelling and the acceptable afflux levels for various flood events were also advised to us by council staff. The only small afflux exceedance (approx 25mm or 2.5cm) in the Sydney Water treatment plant and buffer next to Narrabeen Creek due to Boondah Road being raised is, 1) a non-habitable low lying area, 2) may be mitigated by placing culverts or pipes under the raised up road which reestablishes flows to the wetland and results in the maximum afflux from this proposal being approximately 15mm or 1.5cm and less than 20mm which is the Council nominated acceptable afflux and 3) in an area already flooded impacted (already medium and high flood risk).
 - The memo also explains why the modelled post development afflux around the site and in the floodplain is so low and why cumulative impacts from this proposal and future developments from loss of flood storage is not a concern primarily because,

- 1) the site is very low on the floodplain any impact will primarily be spread over the very large downstream and adjacent portion of the floodplain of 300Ha (as evidenced by the very low afflux results based on Councils flood model) and not on other developable properties and 2) there is very little remaining land zoned for development in the floodplain.
- If still a concern, perhaps council can be more specific around “cumulative impacts of developments” and their ideas on the future development that may occur at some point and our engineers can use any of the endorsed Council flood models to analyze the impacts together with the council engineers?
 - **Please find attached a memo from our bushfire and ecology consultant Travers (dated 12 October 2022).** The memo;
 - Invites Council to provide formal comment on the final BCAR application that also form part of the Rezoning Request.
 - Summarizes the updates to the BCAR in response to the EHG comments so far received.
 - **Confirms a revision to the C2 zoning boundary of this proposal to encompass all of the mapped wetland on the Coastal Wetlands and Littoral Rainforest Area Map . Please take this email as an amendment to the Rezoning Request. A formal revised Zoning Map may be provided to Council if required now or at later stage. We trust the intent of the revised C2 zone boundary is clearly defined in Attachment 1 to the memo.**
 - Confirms significant landscape planting is permissible with the Asset Protection Zone in accordance with RFS *Planning for Bushfire Protection* (IPA requirements).
 - Confirms that the 0.23Ha of remnant trees (27 trees with no understory or mid storey vegetation) from the remnant and highly impacted Bangalay Sand Forest will be removed and will be replaced by Bangalay Sand Forest species covering approximately 0.5Ha of planting comprising 44 trees, including shrubs and ground layers not present today and providing an improved floristic structure. The proposal will therefore provide a net positive outcome of an additional 0.27Ha and 17 trees of Bangalay Sand Forest on the site.
 - As mentioned we are also happy to discuss contributions to augmentation of local biodiversity EEC as further offset of impacts.
 - **Please find attached revised Buchan Group site plan (AMP-0102 Rev3 dated 5/10/22)** demonstrating how the perimeter road may be moved out of the 15m landscape buffer whilst still maintain appropriate gradients on the internal roads.
 - **I also hereby confirm that we are happy to accept an LEP control that limits the Height of Buildings to “2 story plus attic”, in addition to the 15m height limit provisions already proposed. Please take this email as an amendment to the Rezoning Request.**
 - We would also appreciate copies of any internal and external referrals that Council may have in its possession regarding the Rezoning Request as discussed. We note the SES has been sent a previous Calibre response to their submission dated 31 August 2022 and ask if any further response has been received from the SES?

Notwithstanding the above request for referrals, we are happy for you to finalize the assessment and report to Council based on this email unless there are any further matters that Council wishes to raise with us at this time?

Regards,

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