

Ken Phelan

From: Gavin Maberly-Smith <gavin@coastplan.com.au>
Sent: Tuesday, 13 February 2018 2:19 PM
To: Trent Wink
Cc: 'Danny Bayly'; 'Petula Bowden'
Subject: RE: Manor Road, Harrington - Site Compatibility Certificate

Follow Up Flag: Follow up
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Hi Trent (I prepared this email straight after we spoke but didn't send it. I found it in my DRAFTS this afternoon after Danny Rang me.),

Thanks for your time this afternoon.

The three dwellings have been excised to separate lots (Lot 1 DP 1219123, Lot3 DP 1219124 and Lot 5 DP 1217806) which are not part of the proposal. They currently have right of access over the subject lots which are subject to a requirement that access for the lots must be maintained (though not necessarily in the same location as currently exists). The previous rural residential subdivision proposal over the land provided for road frontage for these lots which would allow for access and servicing if they subdivided those lots in the future. The proposal has maintained this arrangement and the proposal incorporates a public road frontage for these lots as shown in the mark up on the Master Plan below. The dashed line is the public road provides and the lots all have frontage to this road..



The flood planning level for the site 1:100 year flood level for the site is 2.6m AHD with 500mm free board, this would make the flood planning level 3.1m AHD. Councils DCP also adopts the 1:100 ARI event with 500mm freeboard as its residential Flood Planning Level.

Hope this is sufficient Trent,

Please let me know if you require anything else.

Kind Regards

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From: Trent Wink [<mailto:Trent.Wink@planning.nsw.gov.au>]
Sent: Tuesday, 6 February 2018 10:50 AM
To: danny@baylinedev.com.au
Cc: Gavin Maberly-Smith; Petula Bowden
Subject: Manor Road, Harrington - Site Compatibility Certificate

Hi Danny, I've tried to contact you a few times to obtain clarification about the following issues:-

Existing Dwelling Houses

The site consists of three lots containing dwelling houses located to the South of the proposed senior housing development footprint. How will legal access be provided through the senior housing development?

Flooding

The site is primarily flood free under the current 1% AEP flood event, but it is impacted by the 1% AEP event when allowances for climate change to year 2100 are included. To address flooding, it is understood that the site will be filled to a level of 3.2m AHD so as to be 100mm above the 1% AEP with climate change allowance to year 2100. This will involve raising the natural ground level by 500-900mm.

Council's LEP (Clause 7.2) requires development to be located above the flood planning level (means the level of the 1:100 ARI flood event plus 0.5m freeboard). What is the flood planning level for this site? Does Council's DCP impose a higher flood planning level?

If you decide to fill above the required flood planning level, the traffic and flooding impacts to surrounding properties will need to be assessed as part of the future development application.

If you require any clarification, please give me a call

Regards

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