

Council: Andrew Pigott, Phil Jemison, Paula Moretti, Patrick Stuart, Brendan Smith, Robert Blackall

Applicant: Dan Maurici, Scott Barwick (SJB), Troy Eyles (Calibre), George Plunkett (Travers)

Flooding

- Council has forwarded Calibre's memo to SES; agree can clarify certain aspects (e.g. Boondah Rd finished level 1% + climate change to the north and Calibre's modelling accounts for this, 6 Jacksons Rd is not part of site, and not a flash flooding situation) SES resources are stretched, may not get a quick response.
- SES does not support shelter in place or private alarm systems (will their fundamental position on this change once they know there is a 1%AEP route for evacuation?)
- where is the cut proposed? Council needs to see how balance of cut/fill can be achieved to demonstrate no net loss of flood storage. Site layout plan does not appear to leave room for areas of cut.
- Calibre focussed more on modelling to demonstrate impacts are within acceptable levels
- Not appropriate to rely on other properties to accommodate flood storage lost from the site. DCP wording is no net loss and/or no adverse impacts on other properties, however Council needs to consider cumulative impact given the considerable amount of fill required and the possibility of other sites seeking to achieve developable areas through similar earthworks.

Water Quality

- what is the concept for water quality management e.g. detention basin ? this is a DA detail, but the site layout doesn't leave much spare and Council needs to know that it is achievable
- Calibre – proprietary device or something else will be provided, they will do some basic planning and send further detail to demonstrate it can be made to work
- water management must also address potential impacts on groundwater dependent ecosystems – Henroth has determined cut will not reach groundwater levels and there will be no change to overland flow to wetland – will provide further detail

Biodiversity / Wetland

- pull back development, including any earthworks, from mapped Coastal Wetland - ground truthing may show variance between the vegetation on site and what is mapped by State Gov but any development in mapped area will be designated development requiring an EIS
- proposed C2 is not proof of 'avoid and minimise' as development would not be allowed there
- C2 areas zoning could trigger acquisition, practice note requires Council to nominate acquiring authority when rezoning to C2
- Henroth's intention is C2 stays in private ownership, owned and maintained as part of community title
- Bangalay Sand Forest (EEC) full extent to be removed; legislation provides an avenue to offset through payments, but this is hard to justify at a local level; likely any offset payments will not benefit biodiversity on Northern Beaches
- why chose BCAR as an approach to this site? to have the highest level of scrutiny with EHG
- Travers to provide summary of revisions to BCAR and CMIP in response to EHG feedback

- Henroth happy to discuss how they could contribute to local augmentation of biodiversity – can they enhance the remaining 50% extent of the EEC; this is not a typical approach for Council
- can Council make the internal referral responses available? t.b.c.
- DCP requires 15m landscaped buffer to wetland – how to reconcile this with APZ requirements and internal road – road serves dual function, provide a defensible edge for fire-fighting, and a break for management of weed escape etc; road alignment to be reviewed

Building Height

- why seeking 15m for townhouses 2 storeys + attic ? questions will be raised as previous PP sought same height limit for 4 storey apartment buildings – finished level for townhouses will be constant across site due to flood requirements, it is only at southern end of development where existing site levels are lowest, that 15m may be required – Henroth to consider LEP provisions to limit development to 2 storeys + attic, to provide assurance about proposed height limit

Affordable Housing

- Council requires 10% dedicated in perpetuity as affordable housing and PP must include mechanism to include site in AH scheme - refer to PP in Narrabeen (cnr Pittwater & Albert Rd)

Timing

- Council looking to LPP 19 Oct in line with 90day deadline; will need confirmation from applicant that assessment time is extended to allow for further material to be submitted and reviewed