

# Warrimac Pty Ltd

5 March 2024

Patrick Pahlow  
Department of Planning & Environment – Water  
LOCKED BAG 5022  
Parramatta, NSW 2124

Dear Sir/Madam,

**RE: IDAS-2023-10403 – RESPONSE TO REQUEST FOR ADDITIONAL INFORMATION**

**16 MACPHERSON STREET, WARRIEWOOD – DA2023/0669, PAN-336096,**

This letter has been prepared in response to a letter from the Department of Planning and Environment regarding IDAS-2023-10403, requesting the following additional information:

*‘A comprehensive geotechnical study needs to be provided that justifies the requirement and objectives for bank stabilization and changes in cross-section. Works to modify ‘rivers’, or to increase flood capacity are not supported by our office unless a strong justification is given with the supported geomorphological study and ensures that existing riparian vegetation is retained to the greatest extent possible. A survey of the existing creek conditions with a cross-section at a minimum 25m is required to also establish the amount of earthworks and eroding sections.’*

**ADDITIONAL INFORMATION:**

**1) Council Creek Design Requirements**

The proposed creek rehabilitation works have been prepared in response to Council’s creek design requirements.

Refer to Section 4.4.4 of the Warriewood Valley Water Management Specification for more information.

The applicant understands from recent communications with Council that the proposal is supported with regard to Water Management (including creek design).

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## **2) Flood Planning & Controls**

The subject site is identified in Council's Pittwater LEP and DCP as being flood prone (subject to flooding from Narrabeen Creek), with High Hazard areas located along Brands Lane and edge of the site, Medium Hazard in the majority of the site and isolated patches of Low Hazard near the Chambers Circuit (north-western) boundary of the site.

Council's Pittwater LEP and DCP include a number of flood controls relating to development on flood prone land. In order to address Council's flood controls, the subject site needs to be raised to the flood planning level. In addition, Council controls require the 1:100 year flood event to be contained within the creek corridor. This is to minimise risk to life and reduce flooding elsewhere in Warriewood Valley. To address these controls, the creek must be realigned in order to provide additional flood storage capacity.

Refer Flood Impact and Risk Assessment & Flood Impact Analysis Reports for more information.

The applicant understands from recent communications with Council that the proposal is supported with regard to Flooding.

## **3) Narrabeen Creek Development Context**

The subject site is one of the last lots fronting Narrabeen creek that is yet to be redeveloped for the purpose of residential dwellings. Existing developments along the creek have completed creek alignment and rehabilitation work in order to satisfy Council requirements. In recent years, this has included 14 and 18 Macpherson Street, which are the neighbouring properties immediately adjacent to the subject site. As such, the proposed creek works are not inconsistent with creek works that have already been approved and completed along large extents of Narrabeen Creek in prior years.

## **4) Biodiversity and Vegetation Management**

Existing native trees within the subject site as identified in the Arboricultural Impact Assessment are to be removed as they cannot be retained, primarily due to ground level adjustments to address flood controls.

The ecological impacts of the proposal, including the required tree removals, have been assessed by AEP. The Ecological Assessment Report (attached) completed Assessments of Significance for several threatened flora and fauna species, concluding that a significant impact is unlikely.

The proposal includes a Biodiversity Management Plan (attached), which proposes the regeneration and restoration of the creek line, including the inner 25m of the creek line corridor, which is to be dedicated to Council.

The applicant understands from recent communications with Council that the proposal is supported with regard to both Biodiversity and Riparian matters.

## **5) Creek Cross-Sections**

Please refer to Creek Works Drawing #048-22C-CK-074 for cross sections at 5 metre intervals along creek line. The cross sections show both existing levels based on the existing site survey and design levels.

## **6) Geotechnical Study**

A geotechnical stud has been completed at the subject site. Refer Geotechnical Investigation.

## **7) Justification**

We note Water NSW's requirements that 'works to modify 'rivers', or to increase flood capacity are not supported by our office unless a strong justification is given'.

We consider that Council's Planning Controls, including the Pittwater LEP, Pittwater DCP and Warriewood Valley Water Management Specification, provide justification for the works to modify the creek profile. This is particularly so for flood controls, which aim to minimise risk to life and reduce flooding elsewhere in Warriewood Valley.

## **DOCUMENTATION**

Please refer to the following documentation attached:

- 1) Narrabeen Creek Rehabilitation Works prepared by Craig & Rhodes, dated 22 November 23
- 2) Warriewood Valley Urban Land Release Water Management Specification, dated February 2001
- 3) Flood Impact and Risk Assessment prepared by Stantec, dated 5 May 2023
- 4) Flood Impact Analysis prepared by Martens, dated November 2023
- 5) Ecological Assessment Report prepared by AEP, dated 4 May 2023
- 6) Biodiversity Management Plan prepared by AEP, dated October 2023
- 7) Geotechnical Investigation prepared by EI Australia, dated 25 November 2022.

We trust the additional information satisfies Council's requirements.

If you have any further queries, please do not hesitate to contact William Allen on 0403 363 457 or [wallen@ipmproperty.com.au](mailto:wallen@ipmproperty.com.au).

Kind regards,

A handwritten signature in blue ink, appearing to be 'C. Webster', with a small dot at the end.

Chris Webster

Director

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