

9 July 2024

Attn: Anne-Marie Young

**RE: ADDITIONAL INFORMATION – DA2024/0262
113 ORCHARD STREET, WARRIEWOOD**

With regard to the request for additional information letter provided by Council we provide the following:

1. Bushland and Biodiversity

Our project ecologist has been working with Council's biodiversity team to resolve the issues raised with respect to the BDAR. An updated report is provided in response to the issues raised. A vegetation management plan has also been prepared.

2. Environmental Health

The SEE has been updated to reflect that no connection to the sewer is proposed.

The wash bay has been deleted from the plans which is identified on the updated site plan provided. We also request that Council impose a condition to state that no wash bays are approved for clarity.

An updated waste water report is provided.

3. Development Engineer

Updated stormwater management plans are provided addressing the engineering concerns.

4. Statement of Environmental Effects

The SEE has been updated to address the Warriewood Valley locality.

5. Submissions

Stormwater plans have been updated which seek to address the issues raised. The suitability of the stormwater drainage has been prepared by qualified engineers. It is anticipated that Council engineers would endorse the updated plans if the issues have been resolved adequately.

A standard consent condition regarding the preparation of a traffic and construction management plan is anticipated to ensure that suitable measures are in place to minimise disruptions to the local community during construction.

Private easements are a civil matter and not relevant with regard to the assessment of this DA.

Wastewater management plans have been updated and is of a capacity to handle the effluent generated.

With regard to odour, the stables and paddocks are more centrally located on site and provides significant spatial separation from adjoining dwellings which will mitigate any adverse odours. Animal boarding and training establishments are a permissible use and reasonably anticipated that this site could contain horses. In this instance, no training or boarding is proposed with the horses on site being for private use. This limited use will not create any adverse odour for the local community.

Boston Blyth Fleming Pty Limited



William Fleming
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Director