

Liza Cordoba, Principal Officer Land Release
8am to 5:30pm Monday-Thursday, and 8am to 5pm Friday
Ph: (02) 9970 1150

22 December 2009

The Director General
Department of Planning
GPO Box 39
SYDNEY NSW 2000

Attention: Michael Woodland
Director, Metropolitan Projects

Dear Mr Woodland

RE: Key Issues and Assessment Requirements – Concept plan for Construction of Residential Development at 14-18 Boondah Road Warriewood (MP 09_0162)

I refer to Council's letter of 18 December 2009, responding to the Draft Director-General's requirements for the above proposal. A phone conversation was held between Liza Cordoba (Council's Principal Officer) and Andrew Smith of your office this morning, at which Council advised of additional issues raised by Council at its meeting of 21 December 2009. I understand that the Director-General's requirements are to be issued shortly and request that the following key issues be added to the DG's requirements, as resolved at Council's meeting of 21 December. The additional key issues are as follows:

As a consequence of the new State Sea Level Rise policies and draft policies now on exhibition, the Minister for Planning, the Hon. Mr Tony Kelly, and Director General of Planning, Mr Sam Haddad, be advised by letters that Council considers that its appropriate exercise of duty of care in this matter require that Council take the precautionary approach of advising in relation to flooding aspects, as follows;

- (i) Significant parts of the subject site now being proposed for intensified land use are located below 4.0 m Australian Height Datum. The site also adjoins Warriewood Wetland and is served by low-level roads, culverts and infrastructure that are currently flood affected within pre-climate-change-adjusted, existing Warriewood Flood Studies (as amended).
- (ii) Re-calculation of changed backwater effects as a consequence of Sea Level Rise (to enable essential determination of future Flood Planning Levels in lower Warriewood Valley) awaits completion of a current revision by Warringah Council of the Narrabeen Lagoon Flood Study 1990 (Public Works Department) incorporating recently adopted State Sea Level Rise Policy benchmarks, (themselves stated to be subject to periodic variation).
- (iii) Essential work is yet to commence on the Narrabeen Lagoon Entrance Dynamic Model as part of the revised Narrabeen Lagoon Flood Study to determine the magnitude of predicted geomorphic changes at the Ocean/Lagoon Boundary within the lifetime of proposed residential buildings on the subject site.

2/

- (iv) The impacts of sea level rise on flooding contained in the Draft Flood Risk Management Guide - DECCW identifies flood level affectation upon intermittently closed and open lakes and lagoons which predicts:
- the possibility of increases in depth and areas affected by inundation,
 - improved hydraulic efficiency of tidal entrance channels,
 - increases in duration, frequency and magnitude of coastal flooding, and
 - reduction in the capacity of gravity drainage systems discharging into tidal waters, which may lead to an increase in localised stormwater flooding and increased overland stormwater flow.
- (v) The proposal represents a major intensification of planned land use in an area that may, upon examination, prove to be a Sea level rise planning area.

Pittwater Council requests that the above additional matters be included in the Director-General's requirements as key issues to be addressed in the Environmental Assessment prepared for the proposed concept plan at 14-18 Boondah Road, Warriewood.

If you wish to have any questions regarding the above matters, please contact Liza Cordoba Council's Principal Land Release Officer on 9970 1150.

Yours faithfully



Steve Evans

DIRECTOR - ENVIRONMENTAL PLANNING AND COMMUNITY
