

Hi Emma,

I trust you are well.

I refer to the matters raised in the DPIE letter of 11 August 2020, and I reply in part as follows:

Item 1:

Please see **attached** plan indicating >72m buffer width to Moonee Creek.

As can be seen, the average buffer width to the creek is 73.9m.

It is also noted that the proposed development is well outside the E2 zoned buffer to the creek in Council's LEP amendment gazetted in 2019.

The development footprint is also clear of the 20m buffer to vegetation that requires a 20m buffer (marked (A) on the plan).

Item 2:

No amendment to the plan is required to meet the buffer width indicated.

Item 3:

GHD, the authors of the Biodiversity Offset Strategy, provide the following by way of clarification:

In regard to the difference in area and credit calculations, we can advise the following:

- *The area of impact is slightly larger as we included the upgraded access track through to the existing property northeast of site but also removed the existing access track from calculations as it is an existing gravel surface road (it was clipped out at a width of about 3m)*
- *There were also some subtle changes to the eastern boundary associated with the road realignment etc.*
- *The net result was a slight increase in the area of the site and a very slight decrease in the area of vegetation being impacted (hence 2 credit reduction).*

Item 5:

Although SEPP 71 is a repealed instrument, Clause 8 of the SEPP comprised a list of matters for consideration during an assessment of a proposal. Subclause 8(j) sought consideration of *the likely impact of coastal processes and coastal hazards on development and any likely impacts of development on coastal processes and coastal hazards.*

In their advice dated 22nd May 2020, Martens Consulting Engineers confirm that they modelled and properly considered risk of coastal inundation both on and from the proposed development. They note:

- The flood assessment of the proposal (MA 2015) includes modelling details of the proposed development;

- The modelling outcomes assessed the combined effects of sea-level rise and climate change (ie rainfall intensity) scenarios;
- The assessment of these scenarios is in accordance with the requirements of of Coffs Harbour Coastal Management Study 2013 for assessing the risk of coastal inundation on or from flood events.
- The advice concludes that provided the development is carried out per the recommendations of MA2015, the risk of coastal inundation on or from the proposed development (including Road 7) is negligible and no further assessment is required.

On this basis, there are no grounds for further assessment to be carried out.

A response to Items 4 will be provided ASAP on receipt of the advice of relevant consultants, and/or a discussion with BCD.

Regards

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Director - Principal Urban Planner

JW Planning Pty Ltd