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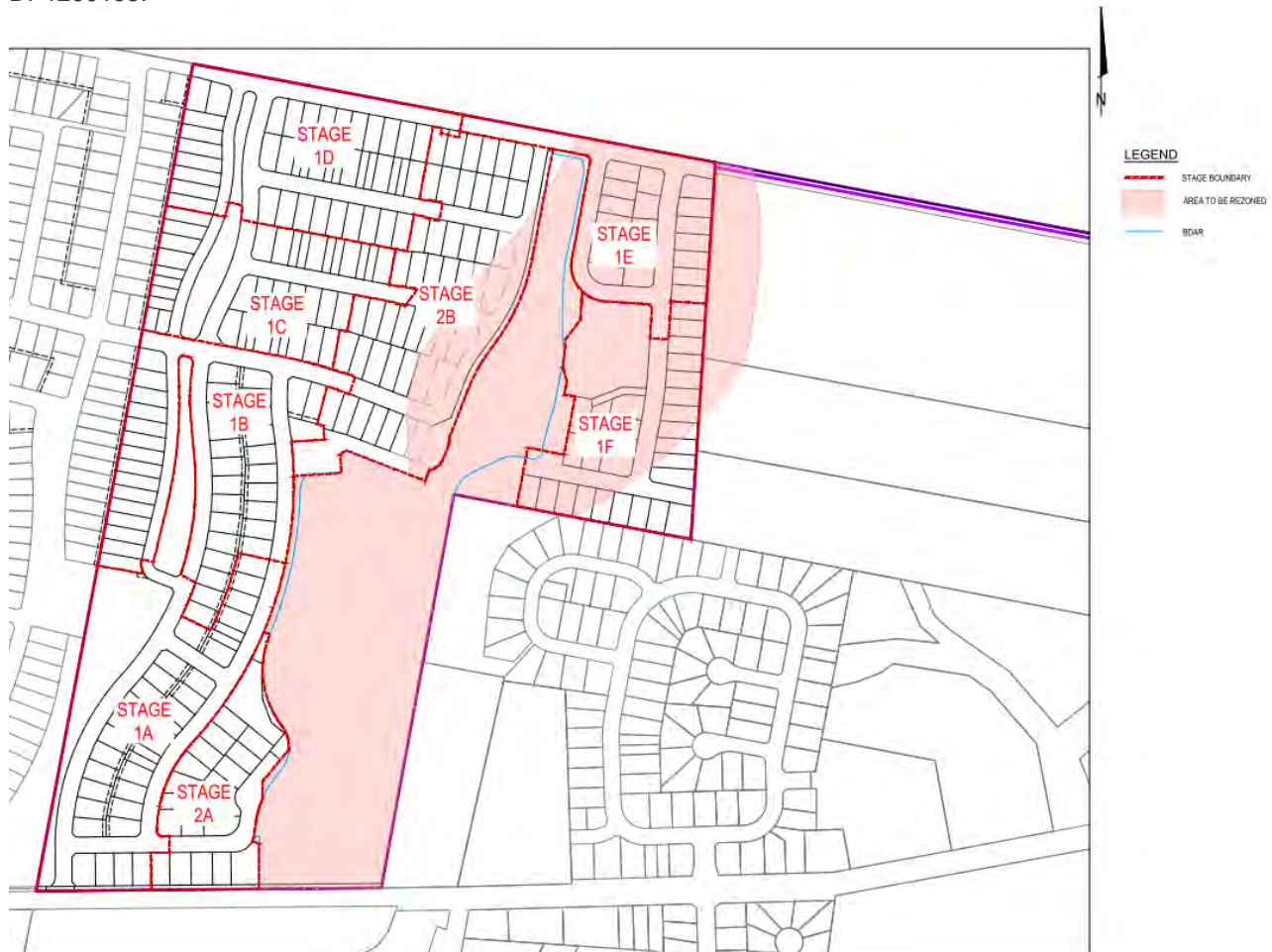
DevCore
Suite 702, 50 Berry Street,
North Sydney NSW 2060

Attention: Andrew Cooper

Dear Andrew

Proposed Rezoning 129 Marys Mount Road – Norbe Assessment

DevCore are preparing a rezoning application for the hatched area highlighted in the following diagram which lies across Lots 1 and 2 DP1290900 in the 129 Marys Mount Road development and extends across Lots 2 and 3 DP1290193.



Calibre prepared a MUSIC model and a Norbe report for the 129 Marys Mount Road Stage 1 DA Mod and SWC for Stage 1 which demonstrates that Stages 1A to 1E, and Stage 2 drain to the Stage 1 ponds and that these ponds provide water quality treatment to NorBE targets with a beneficial effect on water quality leaving the development site.

Stage 1F drains to the east through the adjacent Lot 1 DP1290193 via a drainage easement to the Council drainage reserve on Lot 3 DP1091380. A pond will be provided to meet Norbe water quality requirements to the satisfaction of WaterNSW and Council to ensure a neutral or beneficial effect on water quality from Stage 1F. The location and design of this pond will be agreed with Council and WaterNSW at the time of preparation of SWC for Stage 1F.

The area to be rezoned to the east of 129 Marys Mount Road lies within adjacent Lots 2 and 3 DP1290193. These lots fall to the east towards Middle Arm Road and this area will be included in future Development Applications for these lots. The developer of these Lots will need to demonstrate that runoff from this area will be treated to NorBE water quality targets to the satisfaction of WaterNSW and Council.

Sewer for the rezoning area will be connected into Council sewers to be constructed in Stages 1B, 1C, 1D and 2B. Sewer in Stage 1F will drain to the east into the adjacent Lot 1 DP1290193 for which a DA has been lodged recently by a different developer who has made provision for drainage of sewer from Stage 1F. The area outside 129 Marys Mount Road on Lots 2 and 3 DP1290193 will drain towards Middle Arm Road through a future development on those lots.

Should you wish to discuss the above, please do not hesitate to contact the undersigned.

Yours sincerely



Peter Lewis
Urban Development Leader