

Natural Environment Referral Response - Riparian

Application Number:	Mod2018/0019
To:	Rebecca Englund
Land to be developed (Address):	Lot 1 DP 5055 , 8 Forest Road WARRIEWOOD NSW 2102

Reasons for referral

This application seeks consent for the following:

- All Development Applications on land, and located within 40 metres of land, containing a watercourse, or
- All Development Applications on land containing a wetland, or located within 100m of land containing a wetland,
- All Development Applications on land that is mapped as “DCP Map Waterways and Riparian Land”.

And as such, Council's Natural Environment Unit officers are required to consider the likely impacts on drainage regimes.

Officer comments

Insufficient information has been provided about the depth of the expanded basement area.

To ensure groundwater management is appropriate, a cross-section plan showing the depth of the new area of basement should be provided (or Drawing A-300 in Court Approved Plans amended) and/or the Statement of Environmental Effects should indicate the depth of the new area of basement. The Geotech report provided with the original DA should be adequate as it tested groundwater depth in this area.

If the depth of the new area of basement is deeper than 4.8 metres below ground level (the level at which the presence of standing groundwater was confirmed), a construction groundwater management plan will need to be provided.

There are no other objections to the application.

Referral Body Recommendation

Recommended for refusal

Recommended Natural Environment Conditions:

Nil.