

## Natural Environment Referral Response - Riparian

<b>Application Number:</b>	Mod2014/0285
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<b>To:</b>	Luke Perry
<b>Land to be developed (Address):</b>	Lot 100 DP 1015283 , 145 Old Pittwater Road BROOKVALE NSW 2100 Lot 2741 DP 752038 , 2741 / 9999 Condamine Street MANLY VALE NSW 2093 Lot 2 DP 600059 , 75 Old Pittwater Road BROOKVALE NSW 2100 Lot 30 DP 204107 , 30 / 0 Old Pittwater Road BROOKVALE NSW 2100 Lot 2742 DP 752038 , 2742 / 9999 Condamine Street MANLY VALE NSW 2093

### 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

Riparian assessment complete. Documents reviewed:

Waterway Impact Statement, Geotechnical Report, Statement of Environmental Effects, Drainage Augmentation & Sediment and Erosion Control, Geotechnical Investigation, Flood Report and Plans, Stormwater Management Plan, Ecological Assessment, Structural Report and DA2008/1742 documents.

The modification to the Condamine Street culverts will have less impact on Brookvale Creek (Warringah Golf Club) downstream of Warringah Mall as the proposed works are less extensive than the works approved in DA2008/1742. Therefore there will be less disturbance to the creek bed and bank and riparian vegetation.

No objection to approval and no conditions are recommended.

### Referral Body Recommendation

Recommended for approval

### Recommended Natural Environment Conditions:

Nil.