

Natural Environment Referral Response - Riparian

Application Number:	Mod2018/0387
To:	Nick Armstrong
Land to be developed (Address):	Lot 46 DP 13620 , 967 Barrenjoey Road PALM BEACH NSW 2108

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

The modification application reduces impervious area overall for the development and therefore does not trigger additional stormwater water quality controls.

The application is therefore recommended for approval.

Stormwater water quality and impacts does not appear to have been addressed in N0272/16, so we encourage the applicant to consider applying the following points.

- Under Pittwater 21 DCP B5.8 dwellings are required to screen organic matter and coarse sediments prior to rainwater collecting in the rainwater tank, and again prior to discharge of stormwater from the land.

- Additionally, it's not clear whether an existing outlet to Pittwater is being used or a new one is being installed. If new, according to Pittwater 21 DCP B5.11 it should reduce flow velocities to reduce scour, and should also be installed in a way that reduces visual impact.

These small additions to the development would prevent visual impacts of stormwater and worsening of water quality in the sensitive Pittwater Estuary.

Referral Body Recommendation

Recommended for approval

Recommended Natural Environment Conditions:

Nil.