

Natural Environment Referral Response - Riparian

Application Number:	Mod2018/0076
To:	Tyson Ek-Moller
Land to be developed (Address):	Lot 20 DP 632081 , 79 Cabbage Tree Road BAYVIEW NSW 2104

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

This application is being refused due to insufficient information being provided to enable a full and thorough assessment of water quality management and riparian impacts.

1. The Geotechnical assessment did not complete an investigation of subsurface conditions. The Concept Cut Fill Plan indicates there will be a significant amount of cut. Additional surveys for the geotechnical assessment must be completed that include an assessment of groundwater. If groundwater is encountered at volumes of over 3ML/yr a groundwater management needs to be prepared. A dewatering management plan is to be prepared if water is likely to collect in an excavation.
2. Under *Pittwater 21 DCP B5.12* 'Any natural watercourse on the land where in a degraded state, must be restored and rehabilitated'. As a minimum, a plan should be prepared for the watercourse that addresses removal of weeds noted to be of concern by DPI NSW, regeneration of the riparian area, and any necessary bank stabilisation work (if required).
3. The applicant must demonstrate that concentrating overland flows from uphill of the development to be captured in the drainage system will not adversely impact the creek and riparian vegetation downhill of the development (ie. upstream of the piped network and including the area of the Coastal Warm Temperate Rainforest).
4. The overall concept for stormwater quality management is acceptable.

Referral Body Recommendation

Recommended for refusal

Recommended Natural Environment Conditions:

Nil.