

## Natural Environment Referral Response - Riparian

Application Number:	DA2021/0179
Date:	01/04/2021
To:	Rebecca Englund
Land to be developed (Address):	Lot 8 DP 604034 , 255 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

The proposed building is covering extensively the creek and the floodplain.

Approximatively 80% of the Burnt Bridge Creek Southern bank within the lot is located under the proposed building.

The proposal also shows the building is overhanging the creek bed at two locations.

6 piles are directly located in the creek bank, 7 piles are located on the floodplain.

The extensive covering of the banks, the covering of the creek bed and the piles locations are not consistent with Council Policy and are not supported.

The Water way Impact Statement is missing from the documentation and must be supplied.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

### Recommended Natural Environment Conditions:

Nil.