

Natural Environment Referral Response - Riparian

Application Number:	DA2021/1338
Date:	25/08/2021
To:	Gareth David
Land to be developed (Address):	Lot 1 DP 662920 , 52 Cabbage Tree Road BAYVIEW NSW 2104 Lot 5 DP 45114 , 52 Cabbage Tree Road BAYVIEW NSW 2104 Lot 7 DP 45114 , 52 Cabbage Tree Road BAYVIEW NSW 2104 Lot A DP 339874 , 1825 Pittwater Road BAYVIEW NSW 2104 Lot 1 DP 986894 , 1825 Pittwater Road BAYVIEW NSW 2104 Lot 2 DP 986894 , 1825 Pittwater Road BAYVIEW NSW 2104 Lot 3 DP 986894 , 1825 Pittwater Road BAYVIEW NSW 2104 Lot 150 DP 1003518 , 1825 Pittwater Road BAYVIEW NSW 2104 Lot 191 DP 1039481 , 1825 Pittwater 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

The Development Application seeks consent for the installation of a new stormwater harvesting and irrigation system to the existing Bayview Golf Club.

The application has been assessed in consideration of Pittwater 21 DCP noting that consent has also to be gained from NSW Department of Planning, Industry and Environment under a controlled activity permit (approval is required under the provisions of the Water Management Act 2000).

Pittwater 21 DCP

B5.13 Development on Waterfront Land controls

The aim of the DCP controls are:

- Protection of waterways and improved riparian health
- Stormwater and creek flows are safely managed
- Appropriate setback between waterways and development

This site is within Cahill Creek floodplain and drains to the coastal zone of Pittwater . The development must not significantly impact on the biophysical, hydrological or ecological integrity of these waters, or on the quantity and quality of surface and ground water flows to the ocean and beachfront.

Sediment and erosion controls must be installed prior to any disturbance of soil on site and maintained until all work is complete and groundcover reestablished.

The documentation submitted for the project is considered satisfactory and the project impacts are acceptable.

The development application is subject to conditions, refer to Water Management referral for applicable conditions.

The proposal is therefore supported.

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

Recommended Natural Environment Conditions:

Nil.