

Natural Environment Referral Response - Riparian

Application Number:	Mod2014/0179
To:	Luke Perry
Land to be developed (Address):	Lot 7356 DP 1167221 , 7356 / 1167221 Huston Parade NORTH CURL CURL NSW 2099

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 Modification has been reviewed including the following documents: SEE, Plans, Geotech Report.

The Geotech Report by Crozier recommends the need for a Structural Engineer to verify the existing carport slab is suitable due to the quality of the fill embankment being poor. There is no such verification accompanying the Mod and it is not addressed in the SEE.

The Crozier report also recommends a boulder wall at the toe of the adjoining western bank. There are no plans or supporting documents that acknowledge or show the location or specifications of the boulder retaining wall.

As such the Mod cannot be assessed for Waterway and Riparian matters. In order to assess the Mod, NEU requires:

1. detailed plans for boulder retaining wall including a map,
2. engineer's reports for boulder retaining wall,
3. a Waterway Impact Statement (this area is in the riparian zone of Curl Curl Lagoon).
4. Land Owner's consent for the adjoining Crown Land; and
5. referral to NSW Office of Water.

Referral Body Recommendation

Recommended for refusal

Recommended Natural Environment Conditions:

Nil.