

## Natural Environment Referral Response - Riparian

<b>Application Number:</b>	DA2017/1274
<b>To:</b>	Lashta Haidari
<b>Land to be developed (Address):</b>	<p>Lot 1 DP 662920 , 52 Cabbage Tree Road BAYVIEW NSW 2104</p> <p>Lot 1 DP 19161 , 52 Cabbage Tree Road BAYVIEW NSW 2104</p> <p>Lot A DP 339874 , 1825 Pittwater Road BAYVIEW NSW 2104</p> <p>Lot 1 DP 986894 , 1825 Pittwater Road BAYVIEW NSW 2104</p> <p>Lot 2 DP 986894 , 1825 Pittwater Road BAYVIEW NSW 2104</p> <p>Lot 3 DP 986894 , 1825 Pittwater Road BAYVIEW NSW 2104</p> <p>Lot 150 DP 1003518 , 1825 Pittwater Road BAYVIEW NSW 2104</p> <p>Lot 191 DP 1039481 , 1825 Pittwater Road BAYVIEW NSW 2104</p> <p>Lot 300 DP 1139238 , 1825 Pittwater Road BAYVIEW NSW 2104</p>

### 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

Insufficient information has been provided to finalise this assessment.

A number of documents need to be prepared that address contamination management, biodiversity, acid sulphate soil management, and stormwater asset maintenance. Further assessment of groundwater levels needs to be completed, and depending on results a groundwater management plan may be required.

### Groundwater:

Groundwater levels must be monitored for two more wet weather events of greater than 10mm within the previous 24/48 hours, as advised in the Geotechnical and Acid Sulfate Soils Assessment prepared by Martens Consulting Engineers. If groundwater levels are found to be shallower than the depth of the basements, a groundwater management plan must be prepared and submitted for approval.

Reason: Protection of groundwater resources and appropriate management of drainage to protect the amenity and safety of residents

**Acid Sulphate Soils (Flood mitigation earthworks):**

The final Acid Sulphate Soils Management Plan for Flood Mitigation Earthworks Bayview Golf Course must be submitted for approval.

Acid sulphate soils for the Flood Mitigation Earthworks Bayview Golf Course must be managed according to the Final Acid Sulphate Soil Management Plan prepared by Martens & Associates Pty Ltd. Where groundwater is encountered during excavation, particular care should be taken to ensure no acid drainage occurs and impacts groundwater or downstream environments.

The Final Acid Sulphate Management plan must be closely monitored, updated as required to accompany construction management plans, and managed for the entire site throughout the construction period, and particularly during any earthworks.

Reason: Protection of downstream environments

**Biodiversity:**

A biodiversity management plan must be prepared and submitted for the site. This plan is to incorporate the recommendations of the Statement of Environmental Effects prepared by Ethos Urban and dated 12 December 2017, part 4.13 (Ecology).

Reason: To promote the long-term sustainability of ecosystem functions

**Contamination Management:**

A contamination management plan is to be prepared and submitted for the site. This plan is to incorporate the recommendations of the Statement of Environmental Effects prepared by Ethos Urban and dated 12 December 2017, part 4.11.1 (Contamination: Golf Course Site).

Reason: To protect the downstream environment

**Operation and Maintenance of Stormwater Assets:**

An operation and maintenance plan must be submitted for the stormwater assets; including the rainwater storage and reuse facility, on-site detention, gross pollutant trap, and storm pit.

Reason: Protection of downstream environment

**Referral Body Recommendation**

Recommended for refusal

**Recommended Natural Environment Conditions:**

Nil.