

Natural Environment Referral Response - Riparian

Application Number:	DA2021/1533
Date:	15/09/2021
To:	Jordan Davies
Land to be developed (Address):	Lot 170 DP 752038 , 13 Morgan Road BELROSE NSW 2085

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 proposal was assessed under the current creek and water management legislation framework, the relevant parts of the LEP, DCP and Council Water Management for Development Policy.

The site is located in the headwaters of two creek system. To the East the site is draining to Deep Creek catchment and to the West the runoff is draining to Snake Creek catchment. Deep Creek catchment is categorised with a very high ecological value (Group A).

The site is fully developed and the development application is proposing the demolition and construction of a new dwelling, swimming pool, sewer and stormwater runoff management.

The riparian corridors core and buffer are mapped on site and triggered the requirement for a Waterway Impact Statement.

A Waterway Impact Statement is to demonstrate to Council the development will either enhance, or as a minimum, will not adversely affect ecological function or limit opportunities to reinstate the area in the future to the greatest possible extent.

It is noted that the proposed drainage work on the existing horse outdoor arena is located on a sensitive catchment without water quality system.

Stormwater runoff from stables, yards and other areas has the potential to carry a high load of nutrients, pathogens and sediment.

In line with the water quality referral the applicant is to demonstrate that the runoff generated from the horse outdoor arena is captured and treated before release into the downstream environment.

The nutrient and sediment loading from the paddocks needs to be capture and treated prior the runoff is discharged from the property.

Under the current design the project is not acceptable from a riparian referral assessment perspective.

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.