
Project: Rezoning application for 471 Cambridge Road, 528 and 540 Pass Road, Mornington.
Date: 7th November 2023
Attention: Mat Clark - JMG

Dear Mat,

The following advice relates to a natural values assessment undertaken by Enviro-dynamics as part of a rezoning application for land at 471 Cambridge Road, 540 and 540 Pass Road, Mornington.

Enviro-dynamics assessed the natural values of two parcels of land at Mornington in January 2023. The land contains the upper reaches of the Kangaroo Bay Rivulet and as such there is a Waterway and Coastal Protection Area (WCPA) designated either side of the drainage line across a portion of the site.

The site survey found that there were no intact vegetation communities, fauna habitat or riparian values within the WCPA with the area dominated by exotic grasses and woody weeds. The rivulet is a seasonal drainage line only on the site and contains no streambank or riparian features.

The natural values report recommended that the WCPA be retained across the titles under a rezoning and that building works be excluded from this area. These recommendations were provided in relation to the management of drainage issues from the site only rather than the protection of any riparian values.

Given that the drainage line is piped under a residential area once it leaves the site (at Cambridge Road), the retainment of an undeveloped riparian reserve on the site when developed is not necessary. Provided that all stormwater associated with the future development can be managed from the site the exclusion of building works from the WCPA area will not be required

Please do not hesitate to contact me if you have any queries.

Regards,

Andy Welling

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