

## Natural Environment Referral Response - Riparian

Application Number:	DA2019/1449
To:	Ashley Warnest
Land to be developed (Address):	Lot 2 DP 833902 , 141 Riverview Road AVALON BEACH NSW 2107

### 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 application has been assessed against:

#### State Environment Planning Policy (Coastal Management) 2018

Part 2, Division 3, Clause 13 - Development on land within the coastal environment area

#### Pittwater 21 Development Control Plan

B5.8 - Stormwater management

B8.2 - Erosion and sediment management

Erosion and sediment controls must be installed in accordance with Managing Urban Stormwater: Soils and Construction (Landcom 2004) to ensure sediment does not leave the site. With the applied conditions the proposal is unlikely to cause an adverse impact on the integrity and resilience of the biophysical, hydrological and ecological environment and is therefore recommended for approval subject to 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:

**CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT**

**Installation and Maintenance of Sediment and Erosion Control**

Sediment and erosion controls must be installed in accordance with Landcom's 'Managing Urban Stormwater: Soils and Construction' (2004).

Techniques used for erosion and sediment control on site are to be adequately maintained and monitored at all times, particularly after periods of rain, and shall remain in proper operation until all development activities have been completed and the site is sufficiently stabilised with vegetation.

Reason: To protect the surrounding environment from the effects of sedimentation and erosion from the site.