

## Natural Environment Referral Response - Riparian

<b>Application Number:</b>	DA2021/1359
<b>Date:</b>	21/09/2021
<b>To:</b>	Thomas Prosser
<b>Land to be developed (Address):</b>	Lot 1831 DP 812302 , 11 Addison Road INGLESIDE NSW 2101

### 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 same additional information is needed as the Water Management Referral:

Stormwater plans are required to show existing and proposed stormwater pits, pipes, channels etc. approximate catchment areas for the assets, and location of stormwater runoff flowpaths on the property. Details of the overflow and inflow control from the proposed silt and dust control pond should be provided. It must be demonstrated that stormwater flow paths will not run into the main landscaping work/haulage area and flows travelling across unsealed roads/driveways are minimised to reduce erosion.

Details of any changes to stormwater runoff flows as a result of the soil and landscape product storage areas should be provided. These storage areas must be protected from erosion (which they appear to be) and any changes to flows caused by the stockpile area walls must be mitigated to ensure there is no concentration of flows that will cause increased erosion. Maintenance plans and requirements for sediment buildup against the geofabric sausage on the western boundary must be provided. The performance of the sediment control/erosion control measures during rare and extremely intense rainfall events should be considered and ensured the measures are able to be designed to cope with the hydraulic forces.

The above is to ensure the proposal is compliant with Clause B5.13 of the Pittwater DCP.

Please note. The development is within 40m of a mapped creek bank so a controlled activity approval must be obtained from the Office of Water as per Natural Resources Access Regulator May 2018.

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.