

Natural Environment Referral Response - Riparian

Application Number:	DA2019/0214
To:	Georgia Quinn
Land to be developed (Address):	Lot C DP 408151 , 46 A Irrubel Road NEWPORT NSW 2106

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 application has been assessed under the SEPP (Coastal Management) 2018, and Pittwater 21 DCP B5.13 Development on Waterfront Land and the Natural Resource Access Regulator's *Guidelines for controlled activities on waterfront land*.

The proposed pool lies within the ten metre riparian zone required for the watercourse on the property. The impact of the pool has been considered against the objectives of a riparian corridor. The pool will not impact bed and bank stability, as it is set above a retaining wall that will be replaced as part of this proposal. The pool increases impervious area, but not by more than 50sqm so is considered a minor impact. Due to the steepness of the banks it is not expected that the pool will impact on the watercourse's ability to convey flood flows. Developing part of the riparian corridor will have some impact on its ability to provide habitat and act as a wildlife corridor, however the pool is located away from the dominant east-west corridor on the northern boundary of the property.

While the proposal does not comply with the control, the impacts of the encroachment are considered minor due to the steepness of the land falling to the watercourse and the location of the pool on cleared land in close proximity to existing development and slightly removed from the dominant corridor to the north of the property.

It is noted that the application intends to remove several trees in the riparian zone. Any trees/vegetation removed should be replaced according to the requirements of the Landscape Plan as required by the Biodiversity Officer in order to maintain the stability of the banks and replace habitat in the riparian zone.

Sediment and erosion controls must be installed prior to any work on site and maintained until work is complete and groundcover is re-established. Replacing the lower retaining wall next to the watercourse should be timed to coincide with dry weather (where possible) to avoid sediment impacts to the watercourse. While working on the retaining wall, straw bales should be placed across the watercourse

with stakes that go at least one metre into the ground to prevent sediment runoff in the case of rain, and removed once work on the retaining wall is complete. As recommended in the geotech report, all cut batter slopes should be covered if exposed for more than a couple of days to prevent sediment runoff and slumping of the slope into the watercourse.

The application is recommended for approval.

Referral Body Recommendation

Recommended for approval, subject to conditions

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.

Hay bales must be placed across the watercourse and secured with stakes at least one metre into the ground, prior to work on the retaining wall, and then removed once the retaining wall work is complete.

All cut batter slopes must be covered if exposed for more than a couple of days to prevent sediment runoff and slumping of the slope into the watercourse.

Reason: To protect the surrounding environment from the effects of sedimentation and erosion from the site (DACNED06)