

Natural Environment Referral Response - Riparian

Application Number:	DA2019/0974
To:	Kelsey Wilkes
Land to be developed (Address):	Lot 13 DP 6462 , 16 Powderworks Road NORTH NARRABEEN 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

This application has been assessed under the following legislation:

- State Environmental Planning Policy (Coastal Management) 2018
Part 2, Division 1, Clause 11
Part 2, Division 3, Clause 13

- Pittwater 21 Development Control Plan
Clause B5.8
Clause B8.2

The application proposed is not within proximity to coastal wetlands or littoral rainforest. Furthermore the application does not propose to increase impervious surfaces over 50m² and is a considerable distance from Narrabeen Lagoon. The development is therefore unlikely to have an adverse impact to the quantity or quality of surface water flows, biophysical and ecological integrity of nearby coastal environment areas.

For these reasons the application has been assessed to comply subject to sediment and erosion control conditions.

Referral Body Recommendation

Recommended for approval, subject to conditions

Recommended Natural Environment Conditions:
DA2019/0974

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.