

Natural Environment Referral Response - Riparian

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| Application Number: | DA2019/1498 |
| To: | Adam Croft |
| Land to be developed (Address): | Lot 1 DP 537303 , 18 Yachtsmans Paradise 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

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

As this application does not propose to increase impervious area by more than 50sqm, no significant impact is expected to water quality or the marine estate and therefore water quality controls will not apply.

Sediment and erosion controls must be installed prior to any soil being disturbed and maintained until all work is complete and groundcover re-established.

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.