

Natural Environment Referral Response - Riparian

Application Number:	DA2019/1375
To:	Thomas Prosser
Land to be developed (Address):	Lot 32 DP 233469 , 314 Hudson Parade CLAREVILLE 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 1, Clause 13 - Development on land within the coastal environment area

Pittwater 21 DCP

B5.8 - Water Quality

B8.2 - Sediment and Erosion

This application does not propose to significantly increase impervious surfaces and therefore is not required to install a Stormwater Quality Improvement Device (SQID). The applicant must install sediment and erosion controls to prevent the migration of sediment offsite into the receiving environment. The sediment and erosion controls are to be maintained at all times and removed only once ground cover has been established.

With the application of conditions the proposal is unlikely to cause adverse impacts to the integrity and resilience of the biophysical, hydrological and ecological environment. This application is therefore recommended for approval subject to conditions.

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.

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