

## Natural Environment Referral Response - Riparian

<b>Application Number:</b>	DA2019/0910
<b>To:</b>	Rhiannon McLardy
<b>Land to be developed (Address):</b>	Lot 1 DP 344054 , 4 Cabarita Road AVALON BEACH 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 under Pittwater 21 DCP B4.20 and B5.8, SEPP (Coastal Management) 2018.

It is believed that the above controls can be met as long as the sediment and erosion controls are carefully monitored and installed prior to any disturbance of soil or demolition according to the plan by Corben Architects, and maintained until all groundcover re-established.

### 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) and the plan prepared by Corben Architects.

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.