

Natural Environment Referral Response - Riparian

Application Number:	Mod2020/0680
Date:	29/01/2021
To:	Gareth David
Land to be developed (Address):	Lot 5 DP 17704 , 16 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

The changes proposed by this modification are unlikely to have any additional impact on water quality within Pittwater, so long as the original conditions are applied and complied with.

Sediment and erosion controls must be installed prior to any work on site and maintained until work is complete and groundcover re-established. Where work takes place on the waterfront, for instance any work on the stormwater outlet(s), a sediment boom must be installed to ensure no movement of sediment outside the work area and into Pittwater occurs.

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 TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Sediment and Erosion Control Plan

Where work is to occur on the seawall or stormwater outlets into Pittwater, a sediment boom must be installed prior to work starting and installed until work is complete and the waterfront and seabed are no longer going to be disturbed.

The sediment and erosion control plan must be updated and submitted to the Certifying Authority prior

to the issue of the Construction Certificate.

Reason: Protection of the receiving environment

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.