

Natural Environment Referral Response - Riparian

Application Number:	DA2020/0776
Date:	20/07/2020
To:	Thomas Burns
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

This application, for the construction of two lifts, has been assessed against relevant legislation for the protection of waterways. There is minimal increase to impervious surfaces therefore the applicant is not required to install a water quality improvement device. Standard sediment and Erosion controls are to be installed prior to commencement as detailed in the Erosion and Sediment Control Plan which has been supplied. The geotechnical report indicates that construction is unlikely to intercept groundwater. If groundwater is encountered during construction works must cease and a dewatering plan must be submitted to Council and WaterNSW.

With the application of these conditions it is considered unlikely that this application will have an adverse impact on the integrity and resilience of the biophysical, hydrological and ecological environment. It is therefore recommended for approval.

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.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Interception with groundwater

During the works if groundwater is to be encountered the applicant must cease work and the applicant must provide a dewatering management plan to Northern Beaches Council and WaterNSW.

Reason: Protection of the environment