

Natural Environment Referral Response - Riparian

Application Number:	Mod2020/0550
Date:	11/11/2020
To:	Kelsey Wilkes
Land to be developed (Address):	Lot 58 DP 12749 , 121 Florence Terrace SCOTLAND ISLAND NSW 2105

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 application for modifications to approved DA2020/0174 has been assessed against relevant legislation for the protection of waterways. The applicant must install standard sediment and erosion controls prior to commencement of works and are to only be removed once groundcover has been established. Due to the close proximity to the shoreline, the area of the proposed works may be influenced from groundwater variations resultant from normal tidal fluctuations. Normal ground water seepage is expected to move downslope through the soil profile along the interface with underling bedrock, or any impervious horizons in the profile such as clays.

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

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.