

Natural Environment Referral Response - Riparian

Application Number:	DA2019/1069
To:	Anne-Marie Young
Land to be developed (Address):	Lot 4 DP 18667 , 205 Riverview 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 B5.8 Water Quality
Pittwater 21 DCP B8.2 Erosion and Sediment Control
SEPP Coastal Management 2018 - Coastal Environment Zone

As the application does not increase impervious area by more than 50sqm, the owner is not expected to meet water quality controls. Given the sensitivity of the coastal environment on this lot, the owner is however encouraged to install a sediment arrestor/control pit on their stormwater drainage prior to stormwater being discharged from the property and into Pittwater. The pit would need to be cleaned out every year or two to remove built up sediment and organic matter.

Sediment and erosion controls must be installed prior to disturbing any soil on the site and maintained until work is complete and 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).

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.