Natural Environment Referral Response - Riparian

Application Number:	DA2019/0749

To:	Penny Wood
Land to be developed (Address):	Lot 28 DP 233779 , 4 Yachtsmans Paradise NEWPORT NSW 2106

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 - Sediment and Erosion Management
SEPP (Coastal Management) 2018 - Coastal Environment Area.

As the proposed increase in impervious area (including the swimming pool for the purposes of infiltration) is less than 50sqm, no water quality controls will be applied.

The applicant has provided a sediment and erosion control plan. Sediment and erosion controls must be installed prior to any disturbance of soil on site and maintained until all 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.