

## Natural Environment Referral Response - Riparian

<b>Application Number:</b>	DA2022/2141
<b>Proposed Development:</b>	Alterations and additions to an existing industrial building and change of use to artisan food and drink industry (Distillery).
<b>Date:</b>	28/03/2023
<b>To:</b>	Dean Pattalis
<b>Land to be developed (Address):</b>	Lot 26 DP 6033 , 39 Sydenham Road BROOKVALE NSW 2100

### 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

Supported.

This application was assessed in consideration of:

- Supplied plans and reports;
- Relevant LEP and DCP clauses; and
- Northern Beaches Water Management for Development Policy

On assessment the application meets the requirements of the relevant Environmental Planning Instruments and policies.

Appropriate 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.

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 COMPLIED WITH DURING DEMOLITION AND BUILDING WORK**

#### **Installation and Maintenance of Sediment and Erosion Controls**

Council proactively regulates construction sites for sediment management.

Sediment and erosion controls must be installed in accordance with Landcom's 'Managing Urban Stormwater: Soils and Construction' (2004) prior to commencement of any other works on site.

Erosion and sediment controls 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 vegetation cover has been re-established across 70 percent of the site, and the remaining areas have been stabilised with ongoing measures such as jute mesh or matting.

Reason: Protection of the receiving environment.