

## Natural Environment Referral Response - Riparian

<b>Application Number:</b>	DA2019/0503
<b>To:</b>	Georgia Quinn
<b>Land to be developed (Address):</b>	Lot 8 DP 21686 , 2 Lovering Place 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

The application has been assessed under the SEPP (Coastal Management) 2018. The proposal does not lie within the Coastal Environment Zone, therefore stormwater controls do not apply.

The application has also been assessed under Pittwater 21 DCP B5.8, and although the impervious area is increased by over 50sqm, the bulk of the area is the surface of the swimming pool that drains to sewer. The impact to stormwater is therefore limited and no controls will be applied.

Sediment and erosion controls must be installed prior to any disturbance of soil on the 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.