

## Natural Environment Referral Response - Riparian

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| <b>Application Number:</b>             | DA2019/1366   |
| <b>To:</b>                             | Kent Bull   |
| <b>Land to be developed (Address):</b> | Lot 46 DP 13620 , 967 Barrenjoey Road PALM BEACH NSW 2108 |

### 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 against:

#### State Environment Planning Policy (Coastal Management) 2018

Part 2, Division 1, Clause 11

Part 2, Division 3, Clause 13

#### Pittwater 21 Development Control Plan

B8.2 - Construction and Development

B4.20 - Protection of Estuarine Water Quality

#### Water Management Policy PL 850

This application is located within proximity to littoral rainforest and therefore any excavation, demolition and construction must not significantly impact on the quantity and quality of the surface and groundwater flows to and from the littoral rainforest. As the works will be taking place downstream it is unlikely that there will be an adverse impact to the littoral rainforest. Additionally, as the development is not planning to increase impervious surfaces by more than 50m<sup>2</sup> a stormwater quality improvement device is not required.

However as the works proposed about the Pittwater waterway the applicant is required to install erosion and sediment controls which shall be maintained throughout the life of the works and removed only once ground cover has been established. The site must be monitored during construction to ensure no seepage or sediment, including water from overland flows, enter the Pittwater waterway. Should there be any risk of sediment entering the waterway a sediment boom must be installed in the water around the waterfront areas to prevent any sediment plumes.

With the addition of conditions this application is unlikely to cause adverse impacts to the integrity and resilience of the biophysical, hydrological or ecological environment and is therefore recommended for approval subject to 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.

**CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK**

**Installation of sediment boom**

The site must be monitored during construction to ensure no seepage or sediment, including water from overland flows, enter the Pittwater waterway. Should there be any risk of sediment entering the waterway a sediment boom must be installed in the water around the waterfront areas to prevent any sediment plumes.

Reason: Protection of the environment