

## Natural Environment Referral Response - Riparian

<b>Application Number:</b>	Mod2020/0523
<b>Date:</b>	23/10/2020
<b>To:</b>	Adam Croft
<b>Land to be developed (Address):</b>	Lot 1 DP 537303 , 18 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 against relevant legislation for the protection of waterways. There is no significant increase to impervious surfaces and therefore the applicant is not required to install a stormwater quality improvement device. Standard sediment and erosion controls must be implemented prior to the commencement of works and removed only once groundcover has been established.

It is considered unlikely that the application will have an adverse impact on the integrity and resilience of the ecological and hydrological environment. It 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.