

Natural Environment Referral Response - Riparian

Application Number:	DA2019/1054
To:	Adam Urbancic
Land to be developed (Address):	Lot 121 DP 12749 , 57 Robertson Road SCOTLAND ISLAND NSW 2105

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 the following:

State Environment Planning Policy (Coastal Management) 2018

- Part 2, Division 3, Clause 13

Pittwater 21 Development Control Plan

- B5.8
- B8.2

This application does not propose to increase impervious surfaces by more than 50m² and therefore does not require the fitting of a stormwater quality improvement device. However due to the proximity to Littoral rainforest and mangroves the applicant is required to install and maintain erosion and sediment controls. With the installation of sediment and erosion controls this application is unlikely to have an adverse impact on the integrity and resilience of the biophysical, hydrological and ecological condition of the receiving environment.

This proposal is therefore recommended for approval subject to conditions.

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.