

## Natural Environment Referral Response - Riparian

Application Number:	DA2019/1353
To:	Georgia Quinn
Land to be developed (Address):	Lot 8 DP 249245 , 83 Rednal Street MONA VALE NSW 2103

### 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 10 - Development on land within the coastal environment area

Part 2, Division 1, Clause 11 - Development on land in proximity to coastal wetlands or littoral rainforest

#### Pittwater 21 DCP

B5.8 - Water Quality

B8.2 - Sediment and Erosion

As the development does not propose to increase the impervious area of the site by more than 50m<sup>2</sup>, the applicant is not required to install a Stormwater Quality Improvement Device (SQID). The applicant must install sediment and erosion controls to prevent the migration of any sediment offsite. With the application of sediment and erosion controls the proposal is unlikely to cause an adverse impact on the integrity and resilience of the biophysical, hydrological (surface and groundwater) and ecological environment.

Therefore this applications is 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.