

Natural Environment Referral Response - Riparian

Application Number:	DA2020/0135
Date:	05/03/2020
To:	Megan Surtees
Land to be developed (Address):	Lot 44 DP 15763 , 13 Sydney Road WARRIEWOOD NSW 2102

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 3, Clause 13 - Development on land within the coastal environment area

Pittwater 21 Development Control Plan

B5.8 Water Quality - Low Density Residential

B8.2 Erosion and Sediment Management

The application doesn't significantly increase impervious surfaces as it uses, primarily, the existing footprint. With the addition 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 environment. The erosion and sediment controls must be maintained throughout the life of the works.

This application is therefore recommended 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.