

## Natural Environment Referral Response - Riparian

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| <b>Application Number:</b>             | DA2020/0033  |
| <b>To:</b>                             | Thomas Prosser   |
| <b>Land to be developed (Address):</b> | Lot 1 DP 1132852 , 18 - 20 Sturdee Lane LOVETT BAY<br>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:

#### **State Environmental Planning Policy (Coastal Management) 2018**

Part 2, Division 3, Clause 13 - Development on land within the coastal environment area

#### **Pittwater Local Environment Plan 2014**

#### **Pittwater 21 Development Control Plan**

B4.16 Seagrass Conservation

B4.19 Estuarine Habitat

B4.20 Protection of Estuarine Water Quality

To ensure the ecology of the adjacent seagrass beds and the receiving waters are not adversely impacted the applicant is required to install sediment and erosion controls. These controls must be maintained throughout the life of the works and removed only once ground cover has been re-established. With the application of conditions this proposal is unlikely to impact the integrity and resilience of the ecological, hydrological and biophysical environment.

This application is 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.