

Natural Environment Referral Response - Riparian

Application Number:	DA2020/0278
Date:	01/04/2020
To:	Thomas Prosser
Land to be developed (Address):	Lot 110 DP 8394 , 65 Marine Parade AVALON BEACH NSW 2107

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 under
Pittwater 21 DCP B5.8 Water Quality
Pittwater 21 DCP B8.2 Sediment and Erosion
SEPP Coastal Management 2018 - Coastal Environment Zone

This application is not expected to impact on a riparian zone, and does not increase impervious surfaces by more than 50sqm so water quality controls do not apply.

An updated sediment and erosion control plan is required to provide more detail as conditioned. Sediment and erosion controls must be installed prior to any work on site and maintained until all work is complete and groundcover re-established.

With appropriate sediment controls in place, the proposed work is not expected to impact significantly on the hydrology of the coastal zone.

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 TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION

CERTIFICATE

Updated Erosion and Sediment Control Plan

An updated Erosion and Sediment Control Plan (ESCP) shall be prepared by an appropriately qualified person and implemented onsite prior to commencement. The ESCP must meet the requirements outlined in the Landcom publication *Managing Urban Stormwater: Soils and Construction - Volume 1, 4th Edition (2004)*. While the ESCP provided meets most of the requirements, the following must be added to the updated plan:

- stabilised site access
- materials and waste stockpiles locations
- location of any stormwater pits on the site and how they and road gutters are going to be protected.

Details demonstrating compliance are to be submitted to the Certifying Authority for approval prior to the issue of the Construction Certificate.

Reason: Protection of the receiving environment

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).

The discharge of sediment-laden waters from the site may result in clean-up orders and/or fines under Council's Compliance and Enforcement Policy and legislation including Protection of the Environment Operations Act 1997 and Contaminated Lands Act 1997.

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.