

Natural Environment Referral Response - Riparian

Application Number:	DA2018/1968
To:	Georgia Quinn
Land to be developed (Address):	Lot 5 DP 17704 , 16 Cabarita Road 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 is approved with conditions.

There are no water quality requirements triggered under the Pittwater 21 DCP, however the State Environmental Planning Policy (Coastal Management) 2018 with particular reference to 13 -

Development on land within the coastal environment area applies. Under the SEPP development consent must not be granted...if it is likely to cause an adverse impact to... (c) the water quality of the marine estate (within the meaning of the Marine Estate Management Act 2014). This requirement means that attention to sediment controls are critical.

Sediment and erosion controls must be installed prior to any work on site and maintained until work is complete and groundcover re-established. Where work takes place on the waterfront (for instance any work on the stormwater outlet(s), a sediment boom must be installed to ensure no movement of sediment outside the work area and into Pittwater occurs.

Referral Body Recommendation

Recommended for approval, subject to conditions

Recommended Natural Environment Conditions:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Sediment and erosion control plan

Where work is to occur on the seawall or stormwater outlets into Pittwater, a sediment boom must be

installed prior to work starting and installed until work is complete and the waterfront and seabed are no longer going to be disturbed.

The sediment and erosion control plan must be updated and submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: Protection of the receiving environment (DACNECPCC1)

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 (DACNED06)