

Natural Environment Referral Response - Riparian

Application Number:	DA2020/0779
Date:	20/07/2020
To:	Penny Wood
Land to be developed (Address):	Lot 18 DP 21687 , 49 Elaine Avenue 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 against relevant legislation for the protection of waterways. The application does not propose to significantly increase impervious surfaces and is therefore not required to install a water quality improvement device. The applicant must install standard sediment and erosion controls prior to construction to prevent the potential migration of sediment offsite.

With the application of sediment and erosion controls it is considered unlikely that this application will have an adverse impact on the integrity and resilience of the biophysical, hydrological and ecological environment. It is therefore recommended for approval subject to these 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.