

Natural Environment Referral Response - Riparian

Application Number:	DA2019/0619
To:	Jordan Davies
Land to be developed (Address):	Lot 1 DP 121833 , 13 A Ocean Road PALM BEACH NSW 2108

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 was assessed under Pittwater 21 DCP B5.8.

The proposed development exceeds 50sqm of impervious area and would normally require water quality controls. The steepness of the site and the amount of bedrock on the site, in addition to rain falling on the swimming pool draining to sewer has all been taken into consideration and in this case B5.8 will not be applied. The applicant is encouraged however to consider the use of paving around the swimming pool that allows water to infiltrate into the ground rather than becoming runoff that is capture in the stormwater pipe network on the property.

Sediment and erosion controls must be installed prior to any ground being disturbed on site and maintained until all work is complete and groundcover has been re-established.

Referral Body Recommendation

Recommended for approval, subject to conditions

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.