

Natural Environment Referral Response - Riparian

Application Number:	DA2019/0943
To:	Georgia Quinn
Land to be developed (Address):	Lot 46 DP 13620 , 967 Barrenjoey 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 has been assessed under Pittwater 21 DCP B5.8 and the SEPP (Coastal Management) 2018 Coastal Environment Area and Development in proximity to Littoral Rainforest.

The site is downstream of the Littoral Rainforest so will not impact the area. The proposal is increasing impervious area by less than 50sqm so water quality controls do not apply.

Sediment and erosion controls must be installed prior to any demolition and disturbance of soil and maintained until all work is complete and groundcover re-established. If work cannot be retained behind the seawall and there is any risk of sediment entering the Pittwater waterway, a sediment boom must be installed in the water around the waterfront area to prevent any sediment plumes.

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.