

Natural Environment Referral Response - Riparian

Application Number:	DA2020/0407
Date:	30/04/2020
To:	Georgia Quinn
Land to be developed (Address):	Lot 2 DP 224548 , 20 Rednal Street MONA VALE NSW 2103

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:

State Environment Planning Policy (Coastal Management) 2018

Part 2, Division 3, Clause 13 - Development on land within the coastal environment area

Pittwater 21 DCP

B8.2 Sediment and Erosion Controls

The site is mapped under State Environmental Planning Policy (Coastal Management) as being in the coastal environment area surrounding Pittwater. As such, development must not significantly impact on the biophysical, hydrological or ecological integrity of Pittwater, or on the quantity and quality of surface and ground water flows to Pittwater.

Under Pittwater LEP 21 erosion and sedimentation prevention measures must be installed to prevent the migration of sediment offsite. These controls must be installed according to Landcom's Managing Urban Stormwater: Soils and Construction (2004).

This application, subject to conditions, is recommended for approval as it is unlikely to have an adverse effect on the integrity and resilience of the biophysical, ecological and hydrological environment of Pittwater if conditions are adhered to.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

DA2020/0407

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.