

## Natural Environment Referral Response - Riparian

<b>Application Number:</b>	Mod2025/0476
<b>Proposed Development:</b>	Modification of Development Consent No. 85/153 granted for ten tennis courts, being a recreational facility and the floodlighting of the tennis courts
<b>Date:</b>	03/09/2025
<b>To:</b>	Adriana Bramley
<b>Land to be developed (Address):</b>	Lot 1 DP 1249992 , 163 Upper Clontarf Street NORTH BALGOWLAH NSW 2093 Lot 8 DP 1249992 , 163 Manning Street NORTH BALGOWLAH NSW 2093

### 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

The application seeks consent for: Modification of Development Consent No. 85/153 granted for ten tennis courts, being a recreational facility and the floodlighting of the tennis court.

The plans indicate that the modification reconfigures existing internal courts and lighting.

No works are proposed outside of the existing footprint.

No objections are raised regarding riparian issues subject to conditions to protect Council assets including the installation of sediment and erosion controls.

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 TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK**

**Installation and Maintenance of Sediment and Erosion Controls**

Council proactively regulates construction sites for sediment management.

Sediment and erosion controls must be installed in accordance with Landcom's 'Managing Urban Stormwater: Soils and Construction' (2004) prior to commencement of any other works on site.

Erosion and sediment controls 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 vegetation cover has been re-established across 70 percent of the site, and the remaining areas have been stabilised with ongoing measures such as jute mesh or matting.

Reason: To protect the receiving environment.