

## Natural Environment Referral Response - Riparian

|                                        |                                                                                                           |
|----------------------------------------|-----------------------------------------------------------------------------------------------------------|
| <b>Application Number:</b>             | Mod2022/0241                                                                                              |
| <b>Date:</b>                           | 11/07/2022                                                                                                |
| <b>To:</b>                             | Lashta Haidari                                                                                            |
| <b>Land to be developed (Address):</b> | Lot 100 DP 1114910 , 207 Forest Way BELROSE NSW 2085<br>Lot 7 DP 807906 , 199 Forest Way BELROSE NSW 2085 |

### 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 Mod2022/0241 seeks to modify consent for DA2018/1332 relating to the Glenaeon Retirement Village at 199 & 207 Forest Way, Belrose. The modification to DA2018/1332 is for replacement of the existing sewer pumping station that services the village, with a 'like-for-like' replacement for a new system at 207 Forest Way Belrose.

This application has been assessed against relevant legislation and policy relating to waterways, riparian areas and groundwater and the proposal is supported with 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 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) and the Erosion and Sediment Control Plan prepared by <INSERT> 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: Protection of the receiving environment.