

Natural Environment Referral Response - Riparian

Application Number:	DA2019/0496
To:	Ashley Warnest
Land to be developed (Address):	Lot 1 DP 984294 , 73 Undercliff Road FRESHWATER NSW 2096

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 subject land has been included on 'coastal use area' and 'coastal environment area' maps under State Environmental Planning Policy (Coastal Management) 2018. In regard to the SEPP the proposed development is unlikely to cause an adverse impact on the integrity and resilience of the biophysical, hydrological and ecological environment. As such, it is considered that the application complies with the requirements of the SEPP.

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.