

Natural Environment Referral Response - Riparian

Application Number:	DA2019/1034
To:	Kent Bull
Land to be developed (Address):	Lot 7 DP 6445 , 62 Mactier Street NARRABEEN NSW 2101

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 was assessed under:

Warringah DCP 2011 C4 – Stormwater

Warringah DCP 2011 C5 – Erosion and Sedimentation

Warringah Council PL 850 Water Management Policy
Warringah Council PL 740 Protection of Waterways and Riparian Land Policy
SEPP (Coastal Management) 2018 - Coastal Environment Zone

The proposed swimming pool increases impervious area by more than 50 sqm, however, DA2019/0975 for the dwelling and secondary dwelling has addressed water quality controls, so no further treatment is required.

Sediment and erosion controls must be installed prior to any disturbance of soil on site and maintained until all work is complete and groundcover re-established.

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.