

Natural Environment Referral Response - Riparian

Application Number:	DA2019/0730
To:	Benjamin Price
Land to be developed (Address):	Lot 4 DP 345419 , 71 A Queenscliff Road QUEENSCLIFF NSW 2096 Lot 41 DP 300057 , 71 Queenscliff Road QUEENSCLIFF 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

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

Warringah Development Control Plan 2011

C4 - Stormwater

C5 - Erosion and Sedimentation

The application proposes to increase impervious surfaces by more than 50m² however the applicant has provided a Stormwater Management Plan which explains stormwater improvement quality devices which will reduce any pollutants or the migration of sediment offsite. The applicant must ensure adequate sediment and erosion controls are installed and maintained throughout the life of the works.

This proposal is unlikely to cause an adverse impact on the integrity and resilience of the biophysical, hydrological and ecological environment.

Therefore this application is recommended for approval subject to conditions.

Referral Body Recommendation

Recommended for approval, subject to conditions

Recommended Natural Environment Conditions:

DA2019/0730

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.