

Natural Environment Referral Response - Riparian

Application Number:	DA2020/0003
To:	Nick Keeler
Land to be developed (Address):	Lot 24 DP 5204 , 50 Cowan Drive COTTAGE POINT NSW 2084

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:

Warringah Development Control Plan 2011

C4 - Stormwater

C5 - Erosion and Sedimentation

E8 - Waterways and Riparian Lands

PL 850 - Water Management Policy

8.1 - Stormwater Quality

8.2 - Groundwater Management

8.3 - Erosion, Sediment and Pollution Controls

SEPP Coastal Management 2018 - Coastal Environment Zone

This application will not increase the impervious area on the lot therefore water quality controls do not apply. As the work is intended on the existing building footprint, no impact to the riparian area or Coastal Environment Zone is expected.

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

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 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.