Natural Environment Referral Response - Riparian

Application Number:	DA2019/0810

To:	Catriona Shirley
Land to be developed (Address):	Lot 52 DP 22369 , 6 Hillcrest Place NORTH MANLY NSW 2100

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 DCP C4 Stormwater
Warringah DCP C5 Erosion and Sedimentation
Warringah Council PL 850 Water Management Policy
SEPP (Coastal Management) 2018

The proposed alterations do not significantly increase impervious area on the lot and therefore it is considered the impact to water quality will be minimal.
Sediment and erosion controls must be installed prior to any soil being disturbed on site and maintained until 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.