

Natural Environment Referral Response - Riparian

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| Application Number: | DA2020/0186 |
| Date: | 19/03/2020 |
| To: | Kevin Short |
| Land to be developed (Address): | Lot 2 DP 1253960 , 132 D Rose Avenue WHEELER HEIGHTS NSW 2097 |

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 will be assessed under
Warringah DCP 2011 C4 – Stormwater
Warringah DCP 2011 C5 – Erosion and Sedimentation
Northern Beaches Council Water Management for Development Policy

This application will not increase the impervious area of the site, therefore water quality controls do not apply.

Sediment and erosion controls must be installed prior to any work on site and maintained until work is complete.

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.