

Natural Environment Referral Response - Riparian

Application Number:	DA2019/1530
To:	Georgia Quinn
Land to be developed (Address):	Lot 2 DP 17397 , 19 Cooleena Road ELANORA HEIGHTS 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 has been assessed under
Pittwater 21 DCP B5.8 - Water Quality
Pittwater 21 DCP B8.2 - Sediment and Erosion control
Pittwater 21 DCP B5.13 Development on Waterfront Land

The application does not increase impervious area on the site, therefore water quality controls do not apply.

It is not expected that the work will impact on Nareen Creek, which exits through the outlet into the open channel on the downstream end of the property, as work is taking place on the existing building footprint. Care should be taken to ensure that building materials are stored away from the open channel on the property. Sediment and erosion controls are required to prevent any material entering the creek during construction.

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.