

## Natural Environment Referral Response - Riparian

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| <b>Application Number:</b>             | DA2019/1429  |
| <b>To:</b>                             | Tony Collier   |
| <b>Land to be developed (Address):</b> | Lot 187 DP 752017 , 187 / 752017 Tooronga Road TERREY HILLS 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

The waterways on this property flow into Kierans Creek which eventually flows into Broken Bay via Smiths Creek. It is important that the ecological function of the creek is not impacted by any development on the property. This application has been assessed against:

#### Warringah Development Control Plan 2011

C4 - Stormwater

C5 - Erosion and Sedimentation

E8 - Waterways and Riparian Land

#### PL 850 Water - Water Management Policy

8.1 - Stormwater Quality

8.3 - Erosion, Sediment and Pollution Controls

Stormwater on the property is directed towards a dam on the property, which will act to reduce water quality impacts from runoff to Kierans Creek. The dams will also act to reduce erosive impacts to the creek, therefore no additional measures are necessary to address water quality or riparian protection.

Sediment and erosion controls must be installed according to Landcom's Managing Urban Stormwater: Soils and Construction (2004), the controls are to be regularly maintained and removed only once adequate ground cover surrounding the development has been 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.