

## Natural Environment Referral Response - Riparian

<b>Application Number:</b>	DA2019/1522
<b>To:</b>	Anne-Marie Young
<b>Land to be developed (Address):</b>	Lot 2 DP 7391 , 43 Beach Road COLLAROY NSW 2097 Lot 1 DP 300846 , 41 Beach Road COLLAROY 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 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

The applicant has proposed a number of treatments designed to improve the water quality discharged from the property and capture coarse sediments and organic matter that satisfy the water quality requirements for the development.

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

The development is not likely to impact the hydrology of the Coastal Environment Zone adjacent to the site.

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 TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION  
CERTIFICATE**

**Water Quality Management**

The applicant must install filtration devices as described in the stormwater plans provided by Partridge Hydraulic Services and dated 17 December 2019. All stormwater treatment measures must make provision for convenient and safe regular inspection, periodic cleaning, and maintenance.

Details demonstrating compliance are to be submitted to the Certifying Authority for approval prior to the issue of the Construction Certificate.

Reason: Protection of the receiving environment.

**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.

**CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE  
OCCUPATION CERTIFICATE**

**Works as Executed Drawings - Stormwater Treatment Measures**

Works as Executed Drawings for the stormwater treatment measures must be prepared in accordance with Council's Guideline for Preparing Works as Executed Data for Council Stormwater Assets.

The drawings shall be submitted to the Principal Certifying Authority prior to the release of the Occupation Certificate.

Reason: Protection of the receiving environment.

**ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES**

**Maintenance of Stormwater Treatment Measures**

Stormwater treatment measures must be maintained at all times in accordance with manufacturer's specifications and as necessary to achieve the required stormwater quality targets for the development.

Northern Beaches Council reserves the right to enter the property and carry out appropriate maintenance of the device at the cost of the property owner.

Reason: Protection of the receiving environment.

