

Natural Environment Referral Response - Riparian

Application Number:	DA2021/0674
Date:	09/06/2021
To:	Dean Pattalis
Land to be developed (Address):	<p>Lot 1 DP 205815 , 1 / 0 Oxford Falls Road OXFORD FALLS NSW 2100</p> <p>Lot 2 DP 205815 , 1 / 0 Oxford Falls Road OXFORD FALLS NSW 2100</p> <p>Lot 3 DP 205815 , 1 / 0 Oxford Falls Road OXFORD FALLS NSW 2100</p> <p>Lot 4 DP 205815 , 1 / 0 Oxford Falls Road OXFORD FALLS NSW 2100</p> <p>Lot 982 DP 752038 , 1 / 0 Oxford Falls Road OXFORD FALLS NSW 2100</p>

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 relevant legislation and policy relating to waterways, riparian areas, and groundwater.

This site is close to Oxford Creek which drains into Narrabeen Lagoon. The development must not significantly impact on these waters, or on the quantity and quality of surface and ground water flows to the creek or lagoon.

Sediment and erosion controls must be installed prior to any disturbance of soil on site and maintained until all work is complete and groundcover reestablished.

This application, subject to conditions, is recommended for approval as it is unlikely to have an adverse effect on Oxford Creek or Narrabeen Lagoon if conditions are adhered to.

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

Erosion and Sediment Control Plan

An Erosion and Sediment Control Plan (ESCP) shall be prepared by an appropriately qualified person and implemented onsite prior to commencement. The ESCP must meet the requirements outlined in the Landcom publication Managing Urban Stormwater: Soils and Construction - Volume 1, 4th Edition (2004). The ESCP must include the following as a minimum:

- Site Boundaries and contours
- Approximate location of trees and other vegetation, showing items for removal or retention (consistent with any other plans attached to the application)
- Location of site access, proposed roads and other impervious areas (e.g. parking areas and site facilities)
- Existing and proposed drainage patterns with stormwater discharge points
- Locations and methods of all erosion and sediment controls that must include sediment fences, stabilised site access, materials and waste stockpiles locations, location of any stormwater pits on the site and how they are going to be protected.
- North point and scale.

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.