

Natural Environment Referral Response - Riparian

Application Number:	DA2019/1516
To:	Nick Keeler
Land to be developed (Address):	Lot 142 DP 11936 , 25 Worrobil Street NORTH BALGOWLAH NSW 2093

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

Burnt Bridge Creek flows behind the property. It flows into Manly Lagoon and eventually to the ocean at Queenscliff Beach. It is important that the ecological function of the creek and its water quality is not impacted by any development on the property.

This application has been assessed against:

Warringah Development Control Plan 2011

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 proposed development is within the area mapped as Waterways and Riparian Lands under Warringah DCP 2011, yet the applicant has not submitted a Waterways Impact Statement. The Statement of Environmental Effects specifically omits any reference to the creek or to clause E8 of Warringah DCP 2011.

The proposal has been assessed in the context of its proximity to Burnt Bridge Creek. If erosion and sedimentation controls are applied throughout the demolition and construction phases it is unlikely to adversely impact the creek.

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.