

Natural Environment Referral Response - Riparian

Application Number:	DA2019/0343
To:	Adam Urbancic
Land to be developed (Address):	Lot 10 DP 6462 , 10 Powderworks Road NORTH NARRABEEN 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 is recommended for approval with conditions.

This property is located within the Coastal Environment Area nominated under the Coastal Management SEPP 2018. The proposed development must not impact on the water quality of the marine estate - in this case the property drains to Mullet Creek and Narrabeen Lagoon, a priority catchment for recreation and wildlife. The change in impervious area does not trigger water quality controls, however great care must be taken to control sediment during construction.

Sediment and erosion controls must be installed prior to any work on site and maintained until all work is complete and groundcover re-established. Given that soil is currently exposed on the steep front of the site, sediment and erosion controls should be installed immediately. In addition to the sediment control proposed (sandbag barrier), sediment socks should be placed in the gutter upstream of any curb inlets and cleaned out regularly. Consider staging the work so that work sites further up the slope can be contained with a sediment fence until the slope is stabilised.

Referral Body Recommendation

Recommended for approval, subject to conditions

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 (DACNED06)