

Natural Environment Referral Response - Riparian

Application Number:	DA2019/0409
To:	Daniel Milliken
Land to be developed (Address):	Lot 1113 DP 752038 , 1113 / 752038 Oxford Falls Road FRENCHS FOREST NSW 2086

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 development has been assessed under:

- *Warringah Local Environment Plan 2000 (WLEP 2000)*
- *Warringah Development Control Plan 2000 (DCP 2000)*
- *Protection of Waterways and Riparian Land Policy, PL 740 Waterways, Warringah Council.*

The application proposes a 10-metre core riparian zone with a 10-metre vegetated buffer. This core riparian zone and buffer must be maintained. The development must ensure Bushfire Asset Protection Zones (APZ's) are maintained outside of riparian land in accordance with section 3.1 of the *Protection of Waterways and Riparian Land Policy*. The development must be sited and designed to maintain and enhance natural watercourses and aquatic habitat in accordance with section 60 of the *WLEP 2000*.

The application is supported, as it complies with the above policies.

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)