

Water Management Referral Response

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| Application Number: | DA2020/0514 |
| Date: | 28/05/2020 |
| To: | Anne-Marie Young |
| Land to be developed (Address): | Lot 2699 DP 752038 , 1 B Bolingbroke Parade FAIRLIGHT NSW 2094 |

Reasons for referral

Council's Water Management Officers are required to consider the likely impacts.

Officer comments

Water treatment is required on this development to satisfy the requirements of the SEPP Coastal Management 2018 and the Sydney Regional Environment Plan (Sydney Harbour), which both aim to protect the water quality of Sydney Harbour.

The applicant is required to install filter (nets) to capture litter, organic matter and coarse sediments from stormwater before it is discharged into the water below the development. The filters should be accessible for cleaning eg. via a hinged section of decking. The use of the slotted pipe to disperse flows is accepted.

A sediment and erosion control plan was not provided. A silt curtain is required during construction to ensure that any debris during the demolition and construction process do not enter the waterway. Protections should also be provided around the shore to prevent transport of sediment to the waterway from the vehicle access and waste stockpile areas.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Water Management 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
- 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 in-water sediment

curtains and on the land - sediment fences, stabilised site access, materials and waste stockpiles locations.

- North point and scale.

Booms and/or a sediment curtain must be installed around the full perimeter of the site in the water to prevent the dispersal of sediment and debris to the harbour.

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

Water Quality Management

The applicant must install a filtration device that captures litter, organic matter and coarse sediments prior to discharge of stormwater from the structure. 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 TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Installation and Maintenance of Sediment and Erosion Controls

Council proactively regulates construction sites for sediment management.

Sediment and erosion controls must be installed in accordance with Landcom's 'Managing Urban Stormwater: Soils and Construction' (2004) and the Erosion and Sediment Control Plan prior to commencement of any other works (including demolition) on site.

Erosion and sediment controls 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 vegetation cover has been re-established across 70 percent of the site, and the remaining areas have been stabilised with ongoing measures such as jute mesh or matting.

The discharge of sediment-laden waters from the site may result in clean-up orders and/or fines under Council's Compliance and Enforcement Policy and legislation including Protection of the Environment Operations Act 1997 and Contaminated Lands Act 1997.

Reason: Protection of the receiving environment

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
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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