

Natural Environment Referral Response - Riparian

Application Number:	DA2020/0310
Date:	24/04/2020
To:	Catriona Shirley
Land to be developed (Address):	Lot 2911 DP 604131 , 60 Abbott Road NORTH CURL CURL NSW 2099

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:

State Environment Planning Policy (Coastal Management) 2018

Part 2, Division 3, Clause 13 - Development on land within the coastal environment area

Warringah Development Control Plan 2011

C4 - Stormwater

C5 - Erosion and Sedimentation

PL 850 Water - Water Management Policy

8.1 - Stormwater Quality

8.2 - Groundwater Management

8.3 - Erosion, Sediment and Pollution Controls

This property is within the coastal environment area surrounding Curl Curl Lagoon. As such, it is important that the ecological function of the lagoon is not impacted by any development on the property.

The application proposes to increase impervious surfaces by more than 50m² and therefore requires the installation of a sediment arrestor pit to capture coarse sediments and organic matter prior to discharge of stormwater from the land. Provision should be made for safe and easy access to ensure regular maintenance and cleaning is undertaken.

Sediment and erosion controls must be installed according to Landcom's Managing Urban Stormwater: Soils and Construction (2004), the controls are to be regularly maintained and removed only once

ground cover has been established.

This application has been reviewed for potential interception with groundwater as the application proposes excavation for a swimming pool. However the depth of excavation is not clear from the plans and no geotechnical report has been supplied. If groundwater is encountered during the construction of the swimming pool, work must cease until the applicant has provided a dewatering management plan to Northern Beaches Council and WaterNSW.

This application, subject to conditions, is recommended for approval as it is unlikely to have an adverse effect on the integrity and resilience of the biophysical, ecological and hydrological environment of Curl Curl 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

Water Quality Management

The applicant must install a filtration device (such as a silt arrestor pit or absorption trench) that captures organic matter and coarse sediments prior to discharge of stormwater from the land. 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 THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Installation and Maintenance of Sediment and Erosion Controls

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 prepared by Project 39 prior to commencement of any other works 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.

Reason: Protection of the receiving environment

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Dewatering management

Where dewatering of groundwater or tailwater is required during works, Council's Catchment Team must be notified of your intention to discharge. Notification must be via the Team's email address - catchment@northernbeaches.nsw.gov.au

The following information must be provided to Council to obtain approval:

1. Preliminary testing of groundwater/tailwater must be conducted by a NATA accredited laboratory to establish a correlation between NTU and TSS. This will allow the use of grab sampling at short notice prior to planned discharges.
2. Notify Council's Catchment Team of your intent to discharge on a working day (Monday-Friday), at least 18 hours prior to the planned time of discharge.
3. Grab samples from at least three locations must be collected within 1 hour of discharge that comply with the parameters in the table below. Discharges will not be approved until they are of suitable water quality.

The groundwater/tailwater to be discharged must also be compliant with the General Terms of Approval/Controlled Activity permit issued by WaterNSW (if applicable), Landcom's 'Managing Urban Stormwater: Soils and Construction' (2004) (Blue Book), Council's Compliance and Enforcement Policy and legislation including Protection of the Environment Operations Act 1997 and Contaminated Lands Act 1997.

Parameter	Criterion	Method	Time prior to Discharge
Oil and Grease	None visible	Visual Inspection	<1 hour
pH	6.5-8.5	Probe or Meter	<1 hour
Total Suspended Solids (TSS)	<50mg/L	Meter/Grab sample measures as NTU	<1 hour

4. Prior to discharge, a notification of planned discharge must be provided to Council's Catchment Team including:

- the estimated volume of the discharge
- the preliminary test results (from a NATA accredited laboratory)
- the test results of grab samples taken less than one hour prior to discharge.

5. All records of approvals, water discharges and monitoring results are to be documented and kept on site. Records must include a diagram showing testing locations, and photos of the water to be discharged at the time of testing. Copies of all records shall be provided to the appropriate regulatory authority, including Council, upon request.

Tailwater must be discharged to the nearest stormwater pit in accordance with Council's Auspec1 Design Manual and must not spread over any road, footpath and the like. Discharge to the kerb and gutter will not be accepted. Where there is no stormwater pit within 100 metres of the site, Council's Catchment Team must be contacted to discuss alternative arrangements.

Reason: Protection of groundwater aquifers, groundwater dependent ecosystems and receiving environments.

**CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE
OCCUPATION CERTIFICATE**

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

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