

Water Management Referral Response

Application Number:	DA2021/2034
Date:	23/11/2021
To:	Adam Croft
Land to be developed (Address):	Lot 50 DP 705739 , 30 Fairlight Street FAIRLIGHT NSW 2094

Reasons for referral

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

Officer comments

This application has been assessed against relevant legislation and policy relating to waterways, riparian areas, and groundwater.

The development is subject the Water Management for Development Policy.

Due to the sensitivity of the Sydney Harbour and to maintain a good water quality, Council recommend the stormwater filtration system to achieve the Policy General Stormwater Quality Requirements.

In addition the carwash bay shall not be connected to the stormwater system, detention system or drained directly to the environment.

Wastewater and rainwater run-off from vehicle, machinery and equipment wash bays can pose a significant threat to the health of natural waterways and coastal waters if they are discharged into the stormwater system.

This application, subject to conditions, is supported.

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

- Approximate location of trees and other vegetation, showing items for removal or retention (consistent with any other plans attached to the application)
- 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 sediment fences, stabilised site access, materials and waste stockpiles locations, location of any stormwater pits on the site and how they are going to be protected.
- North point and scale.

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.

Stormwater Treatment Measures – Minor

The applicant must install a filtration device (such as a sediment control 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.

Carwash Bay

Wastewater and rainwater run-off from vehicle, machinery and equipment wash bays can pose a significant threat to the health of natural waterways if they are discharged into the stormwater system.

No wash water containing any cleaning agents or toxic pollutants should be discharged directly to the stormwater system, and rainwater should be restricted from flowing through the wash bay and into a stormwater drain.

Carwash bay shall not be connected to the stormwater system, detention system or drained directly to the environment.

Vehicle, machinery or equipment wash bays shall be designed to exclude rainwater, and to legally dispose of all wastewaters.

If the wastewater is disposed to sewer a trade water agreement shall be in place with Sydney Water.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of Construction Certificate.

Reason: To protect the downstream 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 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.