

Natural Environment Referral Response - Riparian

Application Number:	DA2018/1992
To:	Nick England
Land to be developed (Address):	<p>Lot 9 DP 629464 , 104 Cabarita Road AVALON BEACH NSW 2107</p> <p>Lot 8 DP 629464 , 102 Cabarita Road AVALON BEACH NSW 2107</p> <p>Lot 15 DP 858130 , 100 Cabarita Road AVALON BEACH NSW 2107</p> <p>Lot 14 DP 858130 , 96 Cabarita Road AVALON BEACH NSW 2107</p>

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

Revised - please delete previous referral and conditions.

This application is recommended for approval.

Stormwater quality management has largely been incorporated into the common property and is being dealt with under the subdivision DA.

The boundary pit on this lot contributes to the overall management of water quality on the subdivision. The use of a SPEL basket in the boundary pit is not supported, as this type of trash rack only filters surface flows and not the inline flow from the stormwater pipe. The applicant is conditioned to construct a boundary pit as described in the On-site Stormwater Detention Technical Specification, with a trash screen as described in section 4.10 - Trash Screens and Discharge Control Pit Detail as described in this specification. The property owner is required to maintain the boundary pit, inspecting the pit on a regular basis and removing sediment and organic matter as required.

Sediment and erosion controls must be installed prior to any work on the site and maintained until work is complete and groundcover has been re-established.

Referral Body Recommendation

Recommended for approval, subject to conditions

Recommended Natural Environment Conditions:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Stormwater quality management

The boundary pit must be designed and constructed according to the Discharge Control Pit Detail as specified in Council's On-site Stormwater Detention Technical Specification with a trash screen that fits the guidelines of Section 4.10 - Trash Screens of this specification ie. a stainless steel or galvanised mesh screen (Maxi-mesh RH3030 or equivalent) with a minimum of 50 times the orifice area between the orifice and all inlets. The screen is to be placed diagonally against the face of the tank wall and should include a lifting handle welded to the top of the mesh to allow for easy removal of the screen for cleaning purposes.

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

Reason: To support overall management of water quality on the subdivision (DACNECPCC1)

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)

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

Maintenance of Stormwater Quality System

The stormwater boundary pit and trash screen must be maintained at all times. The pit should be inspected annually, with sediment and organic matter removed as required and as necessary to achieve the required stormwater quality targets for the development.

Reason: Protection of the receiving environment (DACNEGOG1)