

Water Management Referral Response

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| Application Number: | DA2021/1527 |
| Date: | 15/09/2021 |
| To: | Adam Croft |
| Land to be developed (Address): | Lot 174 DP 873902 , 122 Clontarf Street NORTH BALGOWLAH NSW 2093 |

Reasons for referral

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

Officer comments

The proposal increases impervious surfaces on site by more than 50 square metres. The increase in impervious surface area triggers the provision of water quality controls intended to reduce organic matter and coarse sediments from entering the stormwater system and local waterways.

Where possible, it is important to minimise impervious surfaces that prevent infiltration. A filtration device must be installed to remove organic matter and coarse sediments from stormwater prior to discharge from the land.

Sediment and erosion controls should be installed prior to disturbing any soil and maintained for the duration of work. The sediment and erosion plan provided by Hall and Heart Homes dated 25/06/2021 is insufficient. Specifically, the plan does not include sediment fencing for the western boundary of the site, which is downslope. For the sediment plan to be effective, the sediment fencing should be included downslope of the proposed development.

With a sediment filtration device and adequate sediment and erosion controls the proposal is unlikely to have an adverse impact on groundwater or local waterways.

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) and include any amendments proposed by Council.

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. Sediment fencing should be located downslope of the proposed development, so that it prevents sediment from leaving the site.
- 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.

Water Quality Management

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

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 prepared and approved prior to Construction Certificate 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.

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

Maintenance of Stormwater Treatment Measures - Minor

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.