

Natural Environment Referral Response - Riparian

Application Number:	DA2023/0721
Proposed Development:	Alterations and Additions - Construction of a jetty, stairs and associated works
Date:	14/08/2023
To:	Megan Surtees
Land to be developed (Address):	Lot E DP 404485 , 1742 Pittwater Road BAYVIEW NSW 2104 Lot 4 DP 455969 , 1742 Pittwater Road BAYVIEW NSW 2104 Lot LIC 627828 , 1742 Pittwater Road BAYVIEW NSW 2104 Lot B DP 390788 , 1744 Pittwater Road BAYVIEW NSW 2104 Lot PO 164136 , 1744 Pittwater Road BAYVIEW NSW 2104

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 seeks consent for the following:

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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 was assessed in consideration of:

- Supplied plans and reports;

- Coastal Management Act 2016;
- State Environmental Planning Policy (Resilience and Hazards) 2021;
- Relevant LEP and DCP clauses; and
- Northern Beaches Council Water management for development policy.

Riparian

The site is located adjacent to Pittwater estuary and as such proposed development must not significantly impact on the biophysical, hydrological or ecological integrity of Pittwater estuary or the quantity and quality of surface and ground water flows that it receives.

Sediment Management

Sediment and erosion controls must be installed prior to any disturbance of soil on site and maintained until all work is complete and groundcover re-established.

Construction Environmental Management Plan

A Construction Environmental Management Plan must be developed and submitted to council for review prior to the issue of the Construction Certificate. This is to ensure all environmental safeguards and considerations stated in the Aquatic Ecology Assessment by Marine Pollution Research Pty Ltd are adhered to for the protection of the aquatic environment and ecological values of the estuary. NSW DPI Fisheries have reviewed the proposal and have provided support for the development.

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

Construction Environment Management Plan

A Construction Environmental Management Plan (CEMP) must be prepared in accordance with the environmental risks and mitigation methods identified in the Aquatic Ecology Assessment prepared by Marine Pollution Research Pty Ltd and must be kept in the site office. The CEMP must address all the recommendations in the Aquatic Ecology Assessment and appropriately manage invasive species if present (e.g. *Caulerpa taxifolia*).

An induction plan for site personnel must be prepared and implemented that addresses the CEMP. Induction records must be maintained and available onsite at all times.

The CEMP and site induction plan must be submitted to the Principal Certifier for approval prior to the issue of the Construction Certificate.

Reason: To protect native vegetation, wildlife, habitats and receiving waterways.

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 the Aquatic Ecology Assessment prepared by Marine Pollution Research Pty Ltd, and the CEMP 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, or storm events, and shall remain in proper operation until all development activities have been completed.

Reason: To protect the aquatic environment.

Aquatic environment protection

Environmental safeguards are to be used during construction to protect the aquatic environment. Appropriate methods must be installed and secured to ensure damage to the aquatic environment is minimised. Actions and recommendations of the aquatic ecology report must be followed.

Reason: To protect the aquatic environment.

Use of equipment and vessels in the vicinity of seagrass

No equipment is to be placed on any seagrass beds or other sensitive sediment habitats as discussed in the Aquatic Ecology Assessment prepared by Marine Pollution Pty Ltd .

Inshore infrastructure for mooring vessels and plant must be used where suitable. Where mooring lines or cables are required, they shall be suitably buoyed prior to laying and kept buoyed once laid to prevent cable drag or swing damage (scalping). Where this is impractical, contractors should use a floating rope. See recommendation in the Aquatic Ecology Assessment prepared by Marine Pollution Pty Ltd and CEMP.

Vessels must have adequate clearance over seagrass beds, including allowance for tidal movement, swell/wind wave heights and vessel propulsion.

Reason: Protection of seagrass.