

## Water Management Referral Response

<b>Application Number:</b>	DA2019/0934
<b>Date:</b>	02/03/2020
<b>To:</b>	David Auster
<b>Land to be developed (Address):</b>	Lot 147 DP 22670 Lot 5 DP 22281 , 156 A Elanora Road ELANORA HEIGHTS NSW 2101 Lot 148 DP 22670 , 158 Elanora Road ELANORA HEIGHTS NSW 2101

### Reasons for referral

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

### Officer comments

This application has been assessed under  
Pittwater DCP B5.9  
Pittwater DCP B8.2

Each house lot is required to install a sediment control pit on the stormwater line prior to stormwater being discharged from the property.

The sediment control response provided is inadequate and must be resubmitted to obtain the construction certificate. A plan must be submitted that shows the site layout and where sediment controls will be placed. Controls must include as a minimum: sediment fences, stabilised site access, materials and waste stockpiles, location of any existing pits on the site and how they're going to be protected.

Sediment and erosion controls must be installed prior to any demolishing or breaking of ground on the site and maintained until work is complete and groundcover is established across 70% of the site.

These items have been conditioned.

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

### **Water Quality Management**

The applicant must install a filtration device (such as a sediment control pit or absorption trench) on each individual lot of the subdivision 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 Control**

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.

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 the site is sufficiently stabilised with vegetation.

Reason: To protect the surrounding environment from the effects of sedimentation and erosion from the site.

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

### **Maintenance of Stormwater Treatment Measures**

Stormwater treatment measures on each individual lot 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

## **CONDITIONS THAT MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF ANY STRATA SUBDIVISION OR SUBDIVISION CERTIFICATE**

### **Works as Executed Drawings - Stormwater Treatment Measures**

Works as Executed Drawings for the stormwater treatment measures on each lot 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