

Natural Environment Referral Response - Riparian

Application Number:	DA2019/1286
To:	Julie Edwards
Land to be developed (Address):	Lot 218 DP 16212 , 63 Gondola Road NORTH NARRABEEN NSW 2101

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 has been assessed against:

State Environment Planning Policy (Coastal Management) 2018

Part 2, Division 3, Clause 13 - Development on land within the coastal environment area

Pittwater 21 Development Control Plan

B5.8 - Stormwater management

B8.2 - Erosion and sediment management

As this application proposes to increase impervious surfaces by more than 50m² the applicant is required to install a sediment arrestor pit prior to the discharge of stormwater from the property to prevent the migration of sediment offsite. Erosion and sediment controls must be installed in accordance with Managing Urban Stormwater: Soils and Construction (Landcom 2004). Both the sediment arrestor pit and sediment and erosion controls must be maintained and cleaned on a regular basis.

With the applied conditions the proposal is unlikely to cause an adverse impact on the integrity and resilience of the biophysical, hydrological and ecological environment and is therefore recommended for approval subject to conditions.

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

Water Quality - Low Density Residential

To comply with Pittwater 21 DCP 5.8 the applicant must install stormwater quality improvement measures as follows:

- Pre-screening of organic matter (e.g. leaf litter) prior to the collection of rainwater in the rainwater tank
- Filtration of stormwater to capture organic matter and coarse sediments prior to discharge from the land. Provision must be made for maintenance access.

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 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.

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Certification for the Installation of Stormwater Quality Management System

A certificate from a Civil Engineer, who has the membership to the Engineers Australia and the National Engineers Register must be provided, stating that the stormwater quality management system has been installed in accordance with prepared plans.

The certificate shall be submitted to the Principle Certifying Authority prior to the release of the Occupation Certificate.

Reason: Protection of the receiving environment

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

Maintenance of Stormwater Quality System

The stormwater quality system must be maintained at all times in accordance with the Stormwater Quality Operation and Maintenance Plan, manufacturer's specifications and as necessary to achieve the required stormwater quality targets for the development.

Reason: Protection of the receiving environment