

Water Management Referral Response

Application Number:	DA2022/0947
Date:	15/08/2022
To:	Gareth David
Land to be developed (Address):	<p>Lot 47 DP 12749 , 7 Richard Road SCOTLAND ISLAND NSW 2105</p> <p>Lot LIC 496058 , 7 Richard Road SCOTLAND ISLAND NSW 2105</p> <p>Lot 48 DP 12749 , 5 Richard Road SCOTLAND ISLAND NSW 2105</p> <p>Lot LIC 496057 , 5 Richard Road SCOTLAND ISLAND NSW 2105</p>

Reasons for referral

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

Officer comments

The proposal does not significantly increase impervious surfaces. Where there is risk of sediment mobilisation, both in and out of the water, appropriate controls must be installed prior to disturbing any sediment on site and maintained for the duration of works.

On assessment the proposal meets the water management requirements.

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.

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) 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.