

## Water Management Referral Response

<b>Application Number:</b>	DA2021/0669
<b>Date:</b>	27/07/2021
<b>To:</b>	Jordan Davies
<b>Land to be developed (Address):</b>	Lot 7005 DP 1117451 , 1193 Barrenjoey Road PALM BEACH NSW 2108 Lot 7002 DP 1117592 , 1193 Barrenjoey Road PALM BEACH NSW 2108 Lot 298 DP 721522 , 1191 Barrenjoey Road PALM BEACH NSW 2108

### Reasons for referral

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

### Officer comments

The extension of the carpark adjacent to the boat ramp will result in an additional impervious area, however, this has been offset with the use of permeable pavers in the outdoor dining/sitting areas as shown in the landscape plan. Permeable surfaces or Water Sensitive Urban Design (WSUD) are recommended for the extension of the parking areas to encourage more natural hydrology and reduce water pollutants entering Pittwater and seagrass habitats. Subject to conditions, the development is compliant with Council's 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.

### **Minimum Permeable Area**

The area of permeable paving and gardens must not be less than as shown in the Landscape Plan dated 22/02/22 (or subsequent plan approved by Council). Pavers in the area must be permeable with an infiltration rate equal or greater than the underlying natural sand/soils. These permeable areas must not be lined so as to allow stormwater to infiltrate to the below natural sands and groundwater.

Reason: The protection of the catchment's receiving aquatic environment.

### **Groundwater Dewatering**

An assessment must be undertaken by a suitably qualified professional to determine if the excavation for the septic tank will require dewatering.

You may be required to submit a dewatering management plan and make an application for interference with an aquifer to the Natural Resources Access Regulator. A permit from WaterNSW may be required if large quantities of groundwater are to be removed.

If dewatering is expected, a Dewater Management Plan must be prepared to ensure compliance with Landcom's 'Managing Urban Stormwater: Soils and Construction' (2004) (Blue Book), Council's Compliance and Enforcement Policy, legislation including Protection of the Environment Operations Act 1997 and Contaminated Lands Act 1997 and any General Terms of Approval/Controlled Activity permit issued by WaterNSW (if applicable).

Reason: Protection of the environment.

## **CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK**

### **Installation and Maintenance of Sediment and Erosion Controls**

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.

### **Dewatering Management**

Discharge of any groundwater or tailwater must achieve the following water quality targets in addition to any conditions/ documentation of this consent, any requirements of the General Terms of Approval/Controlled Activity permit issued by WaterNSW (if applicable), Landcom's 'Managing Urban Stormwater: Soils and Construction' (2004) (Blue Book), Council's Compliance and Enforcement Policy and legislation including Protection of the Environment Operations Act 1997 and Contaminated Lands Act 1997.

Water Quality (<one hour of planned discharge)

Oil and grease, not visible

pH, 6.5-8.5

Total Suspended Solids (TSS), <50mg/L NTU from a meter/grab sample

NOTE: The correlation between NTU and TSS must be established by a NATA accredited laboratory prior to the commencement of dewatering activities.

All records of water discharges and monitoring results are to be documented and kept on site. Copies of all records shall be provided to the appropriate regulatory authority, including Council, upon request.

Reason: Protection of the receiving environment

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

### **Pervious Area Restriction**

Pervious areas including permeable pavers and gardens as shown in the Landscape Plan dated 22/02/22 (or subsequent plan approved by Council) must be maintained for the life of the development. This includes reinstating new permeable pavers with an infiltration rate equal or greater than the underlying natural sand/soils if/when the pavers become clogged overtime.

Reason: The protection of the catchment's receiving aquatic environment.