

Natural Environment Referral Response - Riparian

Application Number:	DA2019/0885
To:	Adam Urbancic
Land to be developed (Address):	Lot 166 DP 752046 , 13 Bungendore Street INGLESIDE 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 under
Pittwater 21 DCP B5.8 - Water Quality
Pittwater 21 DCP B4.11 - Land Adjoining Bushland
Pittwater 21 DCP B8.2 - Erosion and Sediment Management.

As the proposed development is over 50sqm, water quality controls apply.
The applicant must ensure that the stormwater collected on the roof of the proposed secondary dwelling can infiltrate nearby, downslope of the dwelling. A sediment arrestor pit or an infiltration trench designed to capture coarse sediments must be incorporated before or at the outlet.

Sediment and erosion controls must be installed prior to any work on site and maintained until all work is complete and 70 percent of groundcover has been re-established with jute matting or similar on the remainder of the exposed ground.

It's not clear why the plans show the development has an outlet into Wirreanda Creek, as a property of this size would normally drain to infiltration beds on the lot. Usually properties that are allowed to drain to a watercourse are restricted to only one outlet. This property has at least two outlets that are close to each other. If these are not yet constructed, an application for a controlled activity permit to the NRAR must be made.

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 Management**

The applicant must install a filtration device (such as a sediment arrestor pit or an infiltration trench) 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 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) and the Erosion and Sediment Control Plan prepared by Parker and Associates.

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.

**CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE
OCCUPATION CERTIFICATE****Removal of Sediment and Erosion Controls**

Once vegetation cover has been re-established across 70 percent of the site, the applicant is to remove all temporary sediment and erosion controls.

Any area of the site that requires ongoing stabilisation must have jute mesh or matting incorporated into the revegetated area. Mulch may be used on slopes subject to sheet flow with a gradient of no more than 1 metre in height for every 3 horizontal metres. Mulch must be laid to a depth of 50-100mm. If using mulch within two metres of the top of bank of a waterway, coir logs or similar must be placed at the downslope edge of the mulched area to prevent migration of the mulch to the waterway.

Details demonstrating compliance are to be submitted to the Principal Certifying Authority for approval prior to the issue of the Occupation Certificate.

Reason: Protection of the receiving environment

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

Maintenance of Stormwater Treatment Measures

Stormwater treatment measures must be maintained at all times and as necessary to achieve the required stormwater quality targets for the development (removal of coarse sediments).

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.