

Natural Environment Referral Response - Riparian

Application Number:	DA2024/1822
Proposed Development:	Alterations and additions to seniors housing
Date:	18/03/2025
To:	Thomas Burns
Land to be developed (Address):	<p>Lot 1 DP 774980 , 1 / 0 Veterans Parade NARRABEEN NSW 2101</p> <p>Lot 1 DP 803645 , 1 / 0 Veterans Parade NARRABEEN NSW 2101</p> <p>Lot 2026 DP 752038 , 1 / 0 Veterans Parade NARRABEEN NSW 2101</p> <p>Lot 2611 DP 752038 , 1 / 0 Veterans Parade NARRABEEN NSW 2101</p> <p>Lot 2641 DP 752038 , 1 / 0 Veterans Parade NARRABEEN NSW 2101</p> <p>Lot 573 DP 752038 , 1 / 0 Veterans Parade NARRABEEN NSW 2101</p>

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

Supported

This application was assessed in consideration of:

- Supplied plans and reports;
- Coastal Management Act 2016;
- State Environmental Planning Policy (Resilience and Hazards) 2021;
- Water Management Act 2000;
- Water Management (General) Regulation 2018; and
- Relevant LEP and DCP clauses.

The proposal is in the catchment for Narrabeen Lagoon and the property includes a watercourse. No works are proposed within 40 meters of the watercourse, and the proposal does not result in a significant change in impervious area.

The proposal includes traps for gross pollutants and sediments to improve water quality leaving the

site.

On review, no objections to the proposal provided the stormwater treatment devices are installed, and sediment and erosion controls are implemented during construction.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Natural Environment 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 Principal Certifier for approval prior to the issue of the Construction Certificate.

Reason: To protect the receiving environment.

Water Quality Management

The applicant must install a filtration device (such as a sediment control pit or absorption trench) that captures gross pollutants 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 Certifier 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) and the Erosion and Sediment Control Plan 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, with any remaining areas stabilised with ongoing measures such as jute mesh or matting.

Reason: To protect 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 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: To protect the receiving environment.