

## Water Management Referral Response

<b>Application Number:</b>	DA2020/0751
<b>Date:</b>	14/07/2020
<b>To:</b>	Gareth David
<b>Land to be developed (Address):</b>	Lot 4 DP 270907 , 75 Lorikeet Grove WARRIEWOOD NSW 2102

### Reasons for referral

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

### Officer comments

This application has been assessed for compliance with the Water Management Report for the subdivision of 29-31 Warriewood Road, prepared by Civil Cert and dated 1/1/2018.

Site coverage is less than the maximum 65% allowed under the WMR and the stormwater plan meets requirements. Water quality management was dealt with under the subdivision.

The sediment and erosion control plan from VNK Consulting is inadequate and must be updated prior to Construction Certificate.

Sediment and erosion controls must be installed prior to disturbing any soil on site and maintained until all work is complete and groundcover re-established. Of prime importance is ensuring that sediment does not enter the stormwater network and impact the bio-retention basin on the site, which will be the responsibility of the property owners to clean.

Council proactively inspects construction sites to ensure sediment controls are in place.

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

### Updated Erosion and Sediment Control Plan

An updated Erosion and Sediment Control Plan (ESCP) must 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 be updated as follows to show:

- stabilised site access
- materials and waste stockpile locations
- protection of street gutters
- turnbacks on the sediment fence a short distance up the side boundaries so that sediment can't

migrate around the ends of the fence.

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) and the Erosion and Sediment Control Plan prepared by VNK Consulting 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.

The discharge of sediment-laden waters from the site may result in clean-up orders and/or fines under Council's Compliance and Enforcement Policy and legislation including Protection of the Environment Operations Act 1997 and Contaminated Lands Act 1997.

Reason: Protection of the receiving environment