

## Water Management Referral Response

<b>Application Number:</b>	DA2021/1338
<b>Date:</b>	23/08/2021
<b>To:</b>	Gareth David
<b>Land to be developed (Address):</b>	Lot 1 DP 662920 , 52 Cabbage Tree Road BAYVIEW NSW 2104 Lot 5 DP 45114 , 52 Cabbage Tree Road BAYVIEW NSW 2104 Lot 7 DP 45114 , 52 Cabbage Tree Road BAYVIEW NSW 2104 Lot A DP 339874 , 1825 Pittwater Road BAYVIEW NSW 2104 Lot 1 DP 986894 , 1825 Pittwater Road BAYVIEW NSW 2104 Lot 2 DP 986894 , 1825 Pittwater Road BAYVIEW NSW 2104 Lot 3 DP 986894 , 1825 Pittwater Road BAYVIEW NSW 2104 Lot 150 DP 1003518 , 1825 Pittwater Road BAYVIEW NSW 2104 Lot 191 DP 1039481 , 1825 Pittwater Road BAYVIEW NSW 2104

### Reasons for referral

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

### Officer comments

The Development Application seeks consent for the installation of a new stormwater harvesting and irrigation system to the existing Bayview Golf Club.

The application has been assessed in consideration of Pittwater 21 DCP noting that consent has also to be gained from NSW Department of Planning, Industry and Environment under a controlled activity permit (approval is required under the provisions of the Water Management Act 2000).

#### Pittwater 21 DCP

##### B5.13 Development on Waterfront Land controls

The aim of the DCP controls are:

- Protection of waterways and improved riparian health
- Stormwater and creek flows are safely managed
- Appropriate setback between waterways and development

This site is within Cahill Creek floodplain and drains to the coastal zone of Pittwater . The development must not significantly impact on the biophysical, hydrological or ecological integrity of these waters, or on the quantity and quality of surface and ground water flows to the ocean and beachfront.

Sediment and erosion controls must be installed prior to any disturbance of soil on site and maintained until all work is complete and groundcover reestablished.

The documentation submitted for the project is considered satisfactory and the project impacts are acceptable.

The development application is subject to conditions.

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) 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 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.