Water Management Referral Response

Application Number:	DA2019/0887

To:	Anne-Marie Young
Land to be developed (Address):	Lot 25 DP 5464 , 2 Macpherson Street WARRIEWOOD NSW 2102

Reasons for referral

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

Officer comments

Water management for the common land has been addressed in the Civil Works application (N0398/17).
For the works associated with subdivision of the individual lots in this application, sediment and erosion controls must be installed prior to any disturbance of soil on the site and maintained until all work is complete and groundcover re-established or ground stabilised.

Referral Body Recommendation

Recommended for approval, subject to conditions

Refusal comments

Recommended Water Management Conditions:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Soil and Water Management Plan

Soil and Water Management Plan (site area over 2500sqm)

A Soil and Water Management Plan (SWMP) shall be prepared by a suitably qualified Civil Engineer, who has membership to the Engineers Australia and National Engineers Register, and implemented onsite prior to commencement and/or any disturbance of soil. The SWMP must meet the requirements outlined in the Landcom publication Managing Urban Stormwater: Soils and Construction - Volume 1, 4th Edition (2004).

The SWMP must include the following as a minimum:-

•Site boundaries and contours;

•Vehicle access points, proposed roads and other impervious areas (e.g. parking areas and site facilities)

•Location of all drains, pits, downpipes and waterways on and nearby the site;

•Planned stages of excavation, site disturbance and building;

•Stormwater management and discharge points;

•Integration with onsite detention/infiltration;

•Sediment control basin locations and volume (if proposed);

•Proposed erosion and sediment controls and their locations;

•Location of washdown and stockpile areas including covering materials and methods;

•Vegetation management including removal and revegetation;

•A schedule and programme of the sequence of the sediment and erosion control works or devices to be installed and maintained.

•Inspection and maintenance program;

•North point and scale.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To promote the long-term sustainability of ecosystem functions..

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Soil and Water Management Plan Implementation

All Site drainage and sediment and erosion control works and measures as described in the Soil and Water Management Plan and any other pollution controls, as required by these conditions shall be implemented prior to commencement of any other works at the 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

CONDITIONS THAT MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF ANY STRATA SUBDIVISION OR SUBDIVISION CERTIFICATE

Removal of Sediment and Erosion Controls

Before demobilising from the site and once vegetation cover has been re-established or ground stabilised with options such as grass or soil stabilisation sprays 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 any revegetated areas and future development lots must be stabilised with grass or soil stabilisation sprays. 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 Subdivision Certificate.

Reason: Protection of the receiving environment.