

Natural Environment Referral Response - Riparian

Application Number:	DA2018/1548
To:	Adam Urbancic
Land to be developed (Address):	Lot 8 DP 21880 , 24 Bona Crescent MORNING BAY NSW 2105

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

The application is recommended for approval.

The stormwater drainage plan DO1-A (September 2017) provided by NB Consulting Engineers meets the requirements of Pittwater 21 DCP B5.8 Stormwater Management - Water Quality. Stormwater drainage should be installed as described on these plans.

The discharge point underneath the jetty must be constructed in such a way that it doesn't cause scour or shoreline erosion (Pittwater 21 DCP B5.11).

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 - Low Density Residential

To comply with Pittwater 21 DCP B5.8, the applicant must install stormwater quality improvement measures as described in Stormwater Drainage Plan DO1-A (September 2017) provided by NB Consulting Engineers.

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 (DACNECPCC1)

Stormwater Discharge into Waterways and Coastal Areas

Where a stormwater system discharges into a natural watercourse or coastal area, an outlet structure is required to be installed and designed to defuse the concentrated stormwater discharge to reduce flow velocities to prevent scour, be safe and easily maintained.

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 (DACNECPCC2)

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).

Techniques used for erosion and sediment control on site 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 the site is sufficiently stabilised with vegetation.

Reason: To protect the surrounding environment from the effects of sedimentation and erosion from the site (DACNED06)