

# Natural Environment Referral Response - Riparian

Application Number:	DA2024/0168
Proposed Development:	Construction of a boat skid ramp and reconstruction of seawall
Date:	22/03/2024
То:	Stephanie Gelder
Land to be developed (Address):	Lot B DP 390788 , 1744 Pittwater Road BAYVIEW NSW 2104 Lot PO 164136 , 1744 Pittwater Road BAYVIEW NSW 2104 Lot LIC 628424 , 1744 Pittwater Road BAYVIEW NSW 2104

# 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

This application was assessed in consideration of:

- Supplied plans and reports;
- Coastal Management Act 2016;
- State Environmental Planning Policy (Resilience and Hazards) 2021;
- Relevant LEP and DCP clauses; and
- Northern Beaches Council Water management for development policy.

This proposal is supported. Details below.

### Riparian

The site abuts Pittwater Estuary and as such proposed development must not significantly impact on the biophysical, hydrological or ecological integrity of Pittwater or the quantity and quality of surface and ground water flows that Pittwater receives.

### Sediment Management

Sediment and erosion controls must be installed prior to any disturbance of sediment and maintained until all work is complete .



### Seagrass beds

As per Pittwater DCP B4.16, no filling, dredging or other disturbance shall be undertaken within a 50m buffer area of seagrass beds. There is a small seagrass bed approximately 180m from the existing seawall. These seagrass beds provide numerous ecological processes and the planning and execution of works must not have any negative impact on local seagrass beds.

### Aquatic ecology

The aquatic ecology/marine habitat report notes that the two main habitats at the site are intertidal sediments and rock rubble habitat, as well as some mangrove saplings (which are not yet mapped on the DPI Fisheries map). The recommendations of the aquatic ecology report must be followed allow the works to be undertaken with no significant impact on the marine vegetation or other aquatic habitats local to the site.

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.

### **Construction Environment Management Plan**

A Construction Environmental Management Plan (CEMP) must be prepared in accordance with the environmental risks and mitigation methods identified in the Aquatic Ecology Report/Waterway Impact Statement and must be kept in the site office. The CEMP must identify and appropriately manage invasive species (e.g. Caulerpa taxifolia).



An induction plan for site personnel must be prepared and implemented that addresses the CEMP. Induction records must be maintained and available onsite at all times.

The CEMP and site induction plan must be submitted to the Principal Certifier for approval prior to the issue of the Construction Certificate.

Reason: To protect native vegetation, wildlife, habitats and receiving waterways.

# 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: To protect the receiving environment.

### Aquatic environment protection

Environmental safeguards are to be used during construction to protect the aquatic environment. Appropriate methods must be installed and secured to ensure damage to the aquatic environment is minimised. Actions and recommendations of the aquatic ecology report must be followed.

Reason: To protect the aquatic environment.

### Use of equipment and vessels in the vicinity of seagrass

No equipment is to be placed on any seagrass beds.

Inshore infrastructure for mooring vessels and plant must be used where suitable. Where mooring lines or cables are required, they shall be suitably buoyed prior to laying and kept buoyed once laid to prevent cable drag or swing damage (scalping). Where this is impractical, contractors should use a floating rope.

Vessels must have adequate clearance over seagrass beds, including allowance for tidal movement, swell/wind wave heights and vessel propulsion.

Reason: Protection of seagrass.