Natural Environment Referral Response - Riparian

Application Number:	DA2019/0154

To:	Lashta Haidari
Land to be developed (Address):	Lot 1 DP 373531 , 1955 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 is recommended for approval with conditions.

The applicant has provided a stormwater management plan that outlines the proposed treatment measures to achieve compliance with Pittwater 21 DCP 5.9 and 5.10 and with the SEPP (Coastal Management) 2018 (Division 3 Coastal environment area 13 (1) (c)). While the appropriate measures are included on the detail plan, they are not indicated on the layout plan. The typical pollution control pit D2 must be incorporated into the boundary/junction pit currently indicated as junction pit D3. The typical planter box detail shown as C2 must be indicated on the layout plan, assumedly at the location of C3. These measures combined with the screen in the OSD are considered to meet the requirements of the DCP and the SEPP. The updated stormwater management plan must be provided to the certifying authority prior to construction certificate.

A sediment and erosion control plan must be prepared and submitted prior to construction certificate. Sediment and erosion controls must be installed prior to any work on site and maintained until groundcover is re-established.

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

Stormwater Management Plan
The Stormwater Management Plan must be updated to show where the typical pollution control pit D2 and the typical planter box detail shown as C2 on the detail plan have been incorporated into the layout plan. The Pollution Control Pit is to be incorporated into the boundary/junction pit D3.

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

Reason: To achieve compliance with the DCP controls and protect the receiving environment (DACNECPCC1)

Sediment and Erosion Control Plan
A Sediment and Erosion Control Plan shall be prepared by an appropriately qualified person and implemented onsite prior to commencement. The plan must meet the requirements outlined in the Landcom publication Managing Urban Stormwater: Soils and Construction - Volume 1, 4th Edition (2004) and 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;
- Stormwater management and discharge points;
- Proposed erosion and sediment controls and their locations;
- Location of washdown and stockpile areas including covering materials and methods;
- North point and scale.

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

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 (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)