

## Natural Environment Referral Response - Riparian

Application Number:	DA2020/0148
Date:	09/03/2020
To:	Adam Croft
Land to be developed (Address):	Lot 12 DP 1105469 , 12 Montpelier Place MANLY NSW 2095

### 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 has been assessed against:

State Environment Planning Policy (Coastal Management) 2018  
Part 2, Division 3, Clause 13 - Development on land within the coastal environment area

Sydney Regional Environment Plan (Sydney Harbor Catchment) 2005  
Part 3, Division 2, Clause 21 - Biodiversity, ecology and environment protection

This application is expected to have a minimal ongoing impact on water quality, therefore the focus is on protecting water quality during construction.  
Sediment and erosion controls must be installed prior to any work on site and maintained until all work is complete and groundcover re-established.  
If groundwater collects in the excavation and requires dewatering, the dewatering process applies as laid out in the conditions, as dewatering is a common source of pollution in our waterways.

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 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) 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

## CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

### Dewatering Management

Where dewatering of groundwater or tailwater is required during works, Council's Catchment Team must be notified of your intention to discharge.

Notification must be via the Team's email address - [catchment@northernbeaches.nsw.gov.au](mailto:catchment@northernbeaches.nsw.gov.au)

The following information must be provided to Council to obtain approval:

1. Preliminary testing of groundwater/tailwater must be conducted by a NATA accredited laboratory to establish a correlation between NTU and TSS. This will allow the use of grab sampling at short notice prior to planned discharges.
2. Notify Council's Catchment Team of your intent to discharge on a working day (Monday-Friday), **at least 18 hours prior to the planned time of discharge.**
3. A grab sample from at least three locations must be collected **within 1 hour of discharge** that comply with the parameters in the table below. Discharges will not be approved until they are of suitable water quality.

The groundwater/tailwater to be discharged must also be compliant with the General Terms of Approval/Controlled Activity permit issued by WaterNSW (if applicable), and legislation including Protection of the Environment Operations Act 1997 and Contaminated Lands Act 1997.

Parameter	Criterion	Method
Oil and grease	No visible	Visual inspection
pH	6.5- 8.5	Probe/meter
Total Suspended Solids (TSS)	<50mg/L	Meter/grab sample measures a NTU

3. Prior to discharge, a notification of planned discharge must be provided to Council's Catchment Team including:

- the estimated volume of the discharge
- the preliminary test results (from a NATA accredited laboratory)
- the test results of grab samples taken less than one hour prior to discharge.

4. All records of approvals, water discharges and monitoring results are to be documented and kept on site. Records must include a diagram showing testing locations, and photos of the water to be discharged at the time of testing. Copies of all records shall be provided to the appropriate regulatory authority, including Council, upon request.

Tailwater must be discharged to the nearest stormwater pit in accordance with Council's Auspec1 Design Manual and must not spread over any road, footpath and the like. Discharge to the kerb and gutter will not be accepted. Where there is no stormwater pit within 100 metres of the site, Council's Catchment Team must be contacted to discuss alternative arrangements.

Reason: Protection of the receiving environment