

Natural Environment Referral Response - Riparian

Application Number:	DA2019/0905
To:	Ashley Warnest
Land to be developed (Address):	Lot 25 DP 11547 , 45 Carefree Road NORTH NARRABEEN NSW 2101

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 under:

State Environment Planning Policy (Coastal Management) 2018

Part 2, Division 1, Clause 11

Part 2, Division 3, Clause 13

Pittwater Local Environment Plan 2014

Pittwater 21 Development Control Plan

B4.14

B5.8

B8.2

The proposed application is located within close proximity to mapped coastal wetlands and within the coastal environment area. To ensure there is no adverse impact on the biophysical, hydrological or ecological integrity of the coastal wetland the applicant must install a Stormwater Quality Improvement Device (SQID) in addition to sediment and erosion controls.

The sediment and erosion controls must be installed prior to the commencement of works with regular maintenance throughout the life of the works and removal only upon establishment of groundcover. All works are to mimic natural flows and care should be taken to ensure that no adverse impacts occur to the nearby wetlands.

The application is therefore recommended for approval subject to conditions

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 Water Quality - Low Density Residential

To comply with Pittwater 21 DCP B5.8, the applicant must install stormwater quality improvement measures as follows:

- Pre-screening of organic matter (eg. leaf litter) prior to the collection of rainwater in the rainwater tank
- filtration of stormwater to capture organic matter and coarse sediments prior to discharge from the land.

Provision must be made for maintenance access.

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

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.

CONDITIONS WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Certification for the Installation of Stormwater Quality Management System Certification for the Installation of Stormwater Quality Management System

A certificate from a Civil Engineer, who has membership to the Engineers Australia and the National Engineers Register must be provided, stating that the stormwater quality management system has been installed in accordance with the plans prepared.

The certificate shall be submitted to the Principal Certifying Authority prior to the release of the Occupation Certificate.

Reason: Protection of the receiving environment

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

Maintenance of Stormwater Quality System Maintenance of Stormwater Quality System

The stormwater quality system must be maintained at all times in accordance with the Stormwater Quality Operation and Maintenance Plan, manufacturer's specifications and as necessary to achieve the required stormwater quality targets for the development.

Reason: Protection of the receiving environment