

Water Management Referral Response

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| Application Number: | DA2022/1164 |
| Proposed Development: | Demolition and construction of a commercial building |
| Date: | 03/03/2023 |
| To: | Alex Keller |
| Land to be developed (Address): | Lot B DP 102407 , 34 - 35 South Steyne MANLY NSW 2095 Lot 2 DP 861591 , 34 - 35 South Steyne MANLY NSW 2095 |

Reasons for referral

Council's Water Management Officers are required to consider the likely impacts.

Officer comments

Supported with conditions.

The application seeks consent for demolition and construction of a commercial building. No objections are raised with regard to water management issues subject to conditions.

The geotechnical documentation is lacking details on the interaction of the project with the groundwater table. Additional geotechnical investigation are required and should document the need to get a licence or approval for construction dewatering from WaterNSW.

Refer to Minimum requirements for building site groundwater investigations and reporting Information for developers and consultants, October 2022, from NSW Department of Planning and Environment. A council dewatering permit prior the start of the construction will be required.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Water Management 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: Protection of the receiving environment.

Dewatering for construction management

Additional geotechnical investigation are required to confirm the need for a construction dewatering approval/licence from WaterNSW.

The geotechnical investigation report shall be submitted to the Principal Certifier prior to the release of the Construction Certificate.

Reason: Protection of the receiving environment and groundwater resources.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Dewatering Management

A permit from Council is required prior to any dewatering of the site.

The construction certificate approved geotechnical report and proposed dewatering management plan are to be submitted to Council for assessment prior the release of Council dewatering permit.

The groundwater/tailwater to be discharged must be compliant with the General Terms of Approval/Controlled Activity permit issued by WaterNSW (if applicable), Landcom's 'Managing Urban Stormwater: Soils and Construction' (2004) (Blue Book), Council's Compliance and Enforcement Policy and legislation including Protection of the Environment Operations Act 1997 and Contaminated Lands Act 1997.

All approvals, water discharges and monitoring results are to be documented and kept on site. Copies of all records shall be provided to the appropriate regulatory authority, including Council, upon request.

Reason: Protection of the receiving environment and groundwater resources.