

Water Management Referral Response

Application Number:	DA2020/1465
Date:	15/01/2021
To:	David Auster
Land to be developed (Address):	Lot 4 DP 601758 , 4 / 0 Bennett Street CURL CURL NSW 2096

Reasons for referral

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

Officer comments

The proposal does not make significant changes to imperviousness of the site, however, due to the introduction of artificial turf and associated risk of plastics pollution (and the construction of a new stormwater system draining the renewed area), the applicant must install a sediment filter pit as a minimum on the drainage from the area, to capture coarse sediments and plastics prior to stormwater being discharged from the land. Care should be taken to ensure that the surfaces all drain to the stormwater filters. In addition, the applicant is required to submit a management plan that addresses management of the artificial turf surfaces, to ensure that redressing of the field is done in a way that minimises environmental risk and impact ie. to avoid excess fill material washing into the stormwater system. The applicant is encouraged to use materials such as granulated cork rather than rubber/plastic infill on the artificial turf areas.

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

Water Quality Management

The applicant must install a filtration device (such as a sediment control pit or absorption trench) that captures organic matter and coarse sediments prior to discharge of stormwater from the land. All stormwater treatment measures must make provision for convenient and safe regular inspection, periodic cleaning, and maintenance.

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 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 prepared by **Rapid Plans** 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 WHICH MUST BE COMPLIED WITH PRIOR TO THE ISSUE OF THE OCCUPATION CERTIFICATE

Artificial Turf Maintenance Plan

An Operation and Maintenance Plan is to be prepared to prevent plastic pollution from the artificial turf areas.

The Plan must address

- a) maintenance and management responsibilities
- b) periodic assessment of infill depth measured on a grid pattern, with infill returned only to the field builder's specifications
- c) disposal of old fill material
- d) capture of pollutants (plastics) from stormwater draining from artificial turf and cleaning of the device used
- e) end of life plan for disposal of the turf and infill material.

Details demonstrating compliance shall be submitted to the Principal Certifying Authority prior to the release of the Occupation Certificate.

Reason: Protection of the receiving environment.