

## Natural Environment Referral Response - Riparian

<b>Application Number:</b>	Mod2018/0327
<b>To:</b>	Kevin Short
<b>Land to be developed (Address):</b>	Lot 20 DP 632081 , 79 Cabbage Tree 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

The application is recommended for approval with conditions.

The applicant has not supplied a sediment and erosion control plan for the work. Given the close proximity to a watercourse, this must be submitted prior to issue of the construction certificate. Sediment controls should be installed prior to commencement of any work and maintained for the duration of work.

The applicant has not addressed Pittwater 21 DCP B5.9 - Water quality. Filtration devices to capture litter, organic matter and sediments prior to discharge of stormwater from the land or into the watercourse should be incorporated into the design.

### 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

### 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;
- North point and scale.

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

Reason: To mitigate environmental impact resulting from site disturbance (DACNEC22)

### **Water Quality**

To comply with Pittwater 21 DCP B5.9 for a lot greater than 1500 sqm where impervious (hard) area is increased by more than 50 square metres, the applicant must install stormwater quality improvement measures as follows:

- filtration of stormwater runoff from the paved areas to capture litter, organic matter and coarse sediments prior to discharge from the land or into the watercourse.
- retention of medium to fine sediments prior to discharge of stormwater from the land. Examples of devices that provide secondary treatment include filter strips, grass swales, extended detention basins, and infiltration trenches.

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* (DACNECPCC1)

## **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)