

## Natural Environment Referral Response - Riparian

<b>Application Number:</b>	Mod2024/0458
<b>Proposed Development:</b>	Modification of Development Consent DA2021/2442 granted for construction of a swimming pool, spa and pavilion
<b>Date:</b>	13/09/2024
<b>To:</b>	Olivia Ramage
<b>Land to be developed (Address):</b>	Lot 22 DP 602041 , 90 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

Supported

This application was assessed in consideration of:

- Supplied plans and reports;
- Water Management Act 2000;
- Water Management (General) Regulation 2018;
- Relevant LEP and DCP clauses; and
- Northern Beaches Water Management for Development Policy

This referral body was not provided with an opportunity to assess the original application, DA2021/2442.

The site includes a watercourse mapped under the Water Management (General) Regulation 2018 Hydro Line spatial data.

The location of the watercourse relative to the proposed development has not been completely surveyed or shown in the plans.

It is highly likely that the proposal is within 40 metres of the watercourse and so on waterfront land.

The proposed modifications move the development further back from the watercourse and reduce its size compared to the approved DA. In principle, we support such a modification.

No construction is permitted on the bed or bank of the watercourse.

Appropriate sediment and erosion controls must be installed prior to any disturbance of soil on site and maintained until all work is complete and groundcover re-established.

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 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 Certifier 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 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 .

Reason: To protect the receiving environment.

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

**Maintenance of Stormwater Treatment Measures**

Stormwater treatment measures must be maintained at all times in accordance with manufacturer's specifications and as necessary to achieve the required stormwater quality targets for the development.

Northern Beaches Council reserves the right to enter the property and carry out appropriate maintenance of the device at the cost of the property owner.

Reason: To protect the receiving environment.