Natural Environment Referral Response - Riparian

Application Number:	DA2024/0499
Proposed Development:	Demolition works and construction of three residential flat buildings
Date:	11/12/2024
To:	Adam Croft
Land to be developed (Address):	Lot 1 DP 213608 , 120 Frenchs Forest Road West FRENCHS FOREST NSW 2086 Lot 2 DP 213608 , 118 Frenchs Forest Road West FRENCHS FOREST NSW 2086 Lot 14 DP 25713 , 11 Gladys Avenue FRENCHS FOREST NSW 2086 Lot 24 DP 25713 , 116 Frenchs Forest Road West FRENCHS FOREST NSW 2086

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

Updated referral
The amended proposal has been reviewed.
No additional comments or conditions required.

Original referral dated 14/06/2024
Supported
This application was assessed in consideration of:
• Supplied plans and reports; and
• Relevant LEP and DCP clauses;
The proposal is for demolition of existing structures and construction of three residential flat buildings.
The site of the proposal is at the top of Middle Creek Catchment. The site does not contain or abut any riparian areas, but stormwater from site will drain to Middle Creek.
Appropriate sediment and erosion control during construction is essential to prevent downstream damage.
No objections to the proposal.

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

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: To protect the receiving environment.

Soil and Water Management Plan
A Soil and Water Management Plan (SWMP) shall be prepared by a suitably qualified Civil Engineer, who has membership to the Engineers Australia, National Engineers Register and implemented onsite prior to commencement. The SWMP must meet the requirements outlined in the Landcom publication Managing Urban Stormwater: Soils and Construction - Volume 1, 4th Edition (2004) and Council's Water Management for Development Policy.

The SWMP must include the following as a minimum:-
•Site boundaries and contours;
•Vehicle access points, proposed roads and other impervious areas (e.g. parking areas and site facilities)
•Location of all drains, pits, downpipes and waterways on and nearby the site;
•Planned stages of excavation, site disturbance and building;
•Stormwater management and discharge points;
•Integration with onsite detention/infiltration;
•Sediment control basin locations and volume (if proposed);
•Proposed erosion and sediment controls and their locations;

•Location of washdown and stockpile areas including covering materials and methods;
•Vegetation management including removal and revegetation;
•A schedule and programme of the sequence of the sediment and erosion control works or devices to be installed and maintained.
•Inspection and maintenance program;
•North point and scale.

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

Reason: To promote the long-term sustainability of ecosystem functions.

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 across 70 percent of the site, and the remaining areas have been stabilised with ongoing measures such as jute mesh or matting.

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.